

# YoungstownMetropolitan HousingAuthority PHAPlans

5YearPlanforFiscalYears2000 -2004  
AnnualPlanforFiscalYear2002

**NOTE:THISPHA PLANTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName: YoungstownMetropolitanHousingAuthority**

**PHANumber: OH002**

**PHAFiscalYearBeginning:(mm/yyyy) 07/2002**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PH A
- ☐ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website (Briefing slides)
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
[24CFRPart903.5]

**A.M ission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is:

**The Youngstown Metropolitan Housing Authority is a housing organization dedicated to creating and managing healthy and enriching housing environments for its residents. YMHA seeks to accomplish this by:**

- **Encouraging economic, cultural and racial diversity and ensuring equal opportunity within its housing developments;**
- **Managing up -to-date, attractive and well maintained rental housing for qualified families in Mahoning County;**
- **Utilizing rental assistance programs to create additional decent, safe and affordable housing opportunities in Mahoning County;**
- **Assisting senior citizens with secure and independent living environments in Mahoning County at an affordable price;**
- **Promoting self -sufficiency and asset development of families and individuals;**
- **Taking the lead in innovative residents services focusing on the advancement of employment and education including youth enrichment, childcare, and home ownership programs.**

**YMHA believes in enhancing the quality of life and economic viability of its residents by providing attractive, secure, affordable housing and innovative programs designed to enable residents to achieve a higher level of economic and social self -sufficiency.**

## **B.Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS . (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers: **As NOFA's are republished. During FY2001, 250 new vouchers were acquired.**
  - ☒ Reduce public housing vacancies: **Reduce by 1% each year. During FY2001, adjusted vacancy rate went up to 11.04% due to long term vacant units coming back on -line from modernization at Amedia Plaza and Rockford Village.**
  - ☒ Leverage private or other public funds to create additional housing opportunities: **Leverage funds to support HOPE VI revitalization. YMHA will submit an application for HOPE VI during 2002 round of funding. In addition, YMHA has entered into a partnership with a local community housing development organization to secure tax -credits intended to finance a new senior building at Westlake.**
  - ☒ Acquire or build units or developments: **Acquire and develop units by 06-30-04. Progress of this objective is on schedule.**
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score)  
**Improve score by 3% each year . During FY2000, YMHA received an 85 score under the new PHAS evaluation system. This is more than a 10 point increase over the previous year.**
  - ☒ Improve voucher management: ( SEMAP score)  
**Obtain high performers score by 06/30/04. During FY2001, major steps were taken to improve the Authority's SEMAP score. SEMAP score was improved from 55% to 65% last year and is expected to be in the 80 percentile this coming year due to the establishment of a Rent Reasonable Process and the development of an enhanced quality control process.**

- ☒ Increase customer satisfaction: **Obtain a 95% score on RASS.**  
*During FY2001, resident satisfaction was rated at 80%. Initiatives have been taken to address resident concerns; i.e., security camera systems, improvements in appearance of properties, procurement of new furnishings for senior buildings to include upgrades to common areas and extensive customer service training by YMHA staff. In addition, staff will make a concerted effort this year to improve resident participation in the survey.*
- ☒ Concentrate one effort to improve specific management functions:  
**Improve unit turnarounds after modernization by 10 % each year.**  
*During FY2001, unit turnarounds did not improve because of bringing long-term vacant modernization units back online (Amedia Plaza and Rockford Village).*
- ☒ Renovate or modernize public housing units: **Convert 28 smaller units into 14 larger units at Victory Estates by 06 -30-04.**  
*During FY2001, plans were finalized and approved by HUD for the Victory Estates conversion. The first eight units have been started. The remaining 20 are scheduled to start by the end of this fiscal year. In addition, the Authority is investigating a long-term parking solution for the residents and staff at Amedia Plaza.*
- ☒ Demolish or dispose of obsolete public housing: **Dispose of 14 units by 06-30-04.**  
*During FY2001, 14 units were put up for sale. Ten units have been approved for sale by HUD. In addition, 90 more units at Westlak may be demolished if Hope VI is awarded.*
- ☒ Provide replacement public housing: **By 06 -30-04.**  
*Progress of this objective is on schedule. HOPE VI is being applied for this fiscal year.*
- ☒ Provide replacement vouchers: **If available from HUD**
- ☒ Other:
- **According to regulations and policies, provide for the physical inspection of all housing units and conduct maintenance work as identified during annual inspections or otherwise identified in order to maintain all units in standard conditions. On -going.**  
*During FY2001, work order completion averaged 5 days. All emergency work orders were completed in 24 hours. Residents rated maintenance at an 84% satisfaction rate.*
  - **Maintain occupancy and ensure the pursuit and enforcement of collections procedures at a level to achieve the status of "high performer" according to the PHAS system of assessment. By 6 -30-01.**  
*During FY2001, TAR's has been reduced to below -1.0%.*

- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling: **As needed, at briefings.**  
*During FY2001, the PHA provided counseling as needed and this will be done on a non-going basis.*
  - ☐ Conduct outreach effort to potential voucher landlords
  - ☒ Increase voucher payment standards: **As needed.**  
*During FY2001, YMHA will increase payment standards as needed and this will be done on a non-going basis. Standards were increased during FY2001.*
  - ☒ Implement voucher homeownership program: **Study feasibility by 06-30-01.**  
*The study was completed, and the policy was adopted by the Board on 2/22/01. Procedures are being drafted and will be in place by 6/30/03.*
  - ☒ Implement public housing or other homeownership programs: **PHA currently administers a homeownership program. There are 12 on-going families in the homeownership program. In the future the PHA will build 10 homes at Rockford Village that will be used as a step up to future homeownership.**  
*During FY2001, seven (7) homes were completed. Three additional homes will be completed by the end of the fiscal year; screening of applicants is ongoing.*
  - ☒ Implement public housing site-based waiting lists: **Study feasibility by 06-30-02.**  
*Change completion date to 06-30-03.*
  - ☐ Convert public housing to vouchers:
  - ☒ Other: **Provide staffing, equipment, insurance, training, facilities and related items associated with the administration and operation of housing previously developed under the 1937 Housing Act. On-going.**  
*Progress of this objective is on schedule.*
- Board approved policy to set aside 25 vouchers for families with high EBL children.**  
*Will request approval for additional twenty-five (25) vouchers for use during FY2002 pending approval of Mahoning County Lead Hazard Program.*

#### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements: **Implement security camera systems.**  
*During FY2001, the PHA completed installation of a security camera system at Brier Hill Annex, Gutknecht Towers, Norton Manor and A media Plaza. Consideration for use of camera security systems at other developments.*
- ☒ Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other:
- **Develop improved screenings system by 06 -30-01.**  
*Completed and ongoing.*
  - **Primary Partner in 2001 Renewal Community Designation for the City of Youngstown.**  
*Partnership is ongoing.*
  - **Will apply for HOPE VI during 2002 round of funding.**  
*Ongoing.*
  - **Developed Community Activity Center at Rockford Village.**  
*Development process is complete. Use and management are ongoing.*
  - **Awarded CDBG grants for new street development at Westlake Terrace.**  
*Contract awarded and completed for street design. Construction to start before end of FY2001.*
  - **Determine profit/loss ratios of programs.**  
*Completed and ongoing.*
  - **The PHA, as needed, may determine the profit/loss ratios of the programs administered by the PHA to determine if anticipated increases in revenue or decreases in expenses are required.**  
*During FY2001, this objective was completed.*
  - **Provide increased security patrols.**  
*Seeking additional funding due to cancellation of PHDEP.*
  - **Develop additional resident transportation system for PHA activities.**  
*During FY2001, a 14 -passenger van was procured.*

**HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self -sufficiency and asset development of assisted households
- Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability: **The PHA has implemented the PHDEP, ED/SS, Elderly Services, FSS Coordinator, HUD Section 3 and Welfare Work Experience programs and will apply for additional funding in the future.**
- **PHDEP – Address the problem of drug related criminal activity at targeted developments through supplemental protective services and on-site activities and services.**
  - **ED/SS – Provide economic development activities that are essential to facilitate economic uplift and provide access to the skills and resources necessary to achieve self-sufficiency and independence through education, training, employment, and entrepreneurial opportunities.**
  - **Elderly Services Coordinators – Assure that elderly/disabled families are linked to needed supportive services to maintain independent living.**
  - **FSS Coordinator – assure that Section 8 program participants are linked to the supportive services needed to achieve self-sufficiency.**
  - **Implementation of HUD Section 3 Program.**
  - **Welfare Work Experience Program.**
- All programs are ongoing and will continue during FY2003. In addition, a Youth build program started a year ago is into its second class. This program provides an opportunity to acquire construction skills, complete a high school education, if necessary, and receive leadership training for young men and women between the ages of 18 to 24. Other supportive services started this year have been the hiring of a Public Housing Service Coordinator to assist elderly/disabled persons to link to needed services in order to maintain independent living. An agreement was also made with Mahoning County Job and Family Services to assign public housing residents to PHA development to contribute work hours for benefits received.*
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. **The PHA Elderly Service Coordinator assists elderly/disabled residents with their supportive service needs.**
- Program is on going.*
- ☒ Other:
- **Study Feasibility of Homeownership at the Westlake Community By 6 -30-02.**



*Progress of this objective is on schedule.*

- **Develop step-up rental program at the Rockford Village Community by 06-30-02.**  
*During FY2001, seven (7) homes were completed with an additional three to be completed by the end of the fiscal year. Screening of applicants is ongoing and first move-ins are expected by the end of FY2001.*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: **See Admissions and Occupancy Policy and Section 8 Administrative Plan.**  
*This objective is ongoing.*
  - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **To ensure accessible housing, the PHA has converted multifamily dwelling units for occupancy to meet the standards as established by the Fair Housing Act and Americans Disabilities Act. These modifications include building entrances accessible to wheelchairs, accessible light switches, electrical outlets, reinforced bathroom walls for grab bars, kitchens and bathrooms that allow wheelchairs to be maneuvered, etc.**  
*Progress of this objective is ongoing.*
  - ☐ Other:

**Other PHA Goals and Objectives: (list below)**

- ☒ PHA Goal: Make staff, residents, and board members knowledgeable regarding new housing requirements.
  - ☒ Develop written in-house procedures for Section 8 Program by 06-30-02.  
*Change completion date to 06-30-03.*
  - ☒ Identify and secure available training opportunities for staff and the board as needed.  
*Established as HTVNsited during FY2001. Progress of this objective is ongoing.*
  - ☒ Ensure review of existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revision to the Board of Commissioners.

*Progress of this objective is ongoing.*

- ☒ PHA Goal: To develop and maintain a comprehensive database consisting of demographic and housing data for the PHA jurisdiction.
  - ☒ The Executive Director or designee may appoint staff members to gather and input data, and maintain information by county, census data, community profiles, participant and applicant data.  
*During FY2000, a staff member was appointed.*
  - ☒ Appointed staff members may update data as needed or on an annual basis. The data may be provided to the Annual Housing Plan Committee, Executive Director, or housing board to assist with the development of future plans and applications for funding and evaluation.  
*During FY2000, staff members were appointed.*
- Measurement of Objectives**  
**Objectives will be measured by the completion of charts or other requested statistical information relative to the agency plan(s) or other data requested.**
- ☒ PHA Goal: To ensure that resources are managed in a manner which generates a positive cash flow and provides for an accumulation of income over expenses and maintains an adequate reserve account for future housing needs for low income persons.
  - ☒ Objective: Obtain assistance in providing written financial management and investment of funds procedures that comply with applicable regulatory requirements to be approved by the Board of Commissioners. **By 06-30-01.**  
*Policies and procedures are in place.*

**AnnualPHAPlan**  
**PHAFiscalYear2002**  
[24CFRPart903.7]

**i. AnnualPlanType:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Youngstown Metropolitan Housing Authority has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Youngstown Metropolitan Housing Authority during FY2002 include:

- Reduce drug and alcohol abuse and increase safety and security through the Public Housing Drug Elimination Program and/or other funding sources;
- Utilize the HOPE VI Revitalized Program to improve the Westlake neighborhood;
- Preserve and improve the public housing stock through the Capital Funds activities, including modernization of units;
- Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.
- Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and
- Identify, develop and leverage services to enable low -income families to become self-sufficient.

In closing, this Annual PHA Plan exemplifies the commitment of the Youngstown Metropolitan Housing Authority to meet the housing needs of the full range of low -income residents. The Housing Authority, in partnership with agencies from all levels of government, the business community, non -profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

### Required Attachments:

- ☒ Admissions Policy for Deconcentration (OH002a01)
- ☒ FY2002 Capital Fund Program Annual Statement (OH002b01)
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ON LY)

### Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY2002 Capital Fund Program 5 Year Action Plan (OH002c01)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
  - Substantial Deviation and Significant Amendment or Modification (OH002d01)
  - Community Service Policy (OH002e01)
  - Pet Ownership (OH002f01)
  - Resident Member on Governing Board (OH002g01)
  - Membership on Resident Advisory Board (OH002h01)
  - Progress Statement (OH002i01)
  - Summary of Policy or Program Changes for the Upcoming Year (OH002j01)
  - Section 8 Homeownership Capacity Statement (OH002k01)
  - 1999 Performance and Evaluation Report (OH002l01)
  - 2000 Performance and Evaluation Report (OH002m01)
  - 2001 Performance and Evaluation Report (OH002n01)
  - Voluntary Conversion Required Initial Assessment (OH002o01)
  - Deconcentration and Income Mixing (OH002p01)

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A&O Policy	
✓	Schedule of flat rents offered date each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and /or disposition of public housing	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessment of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS) or other	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	resident services grant) grant program reports	Service & Self - Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



## **1.StatementofHousingNeeds**

[24CFRPart903 .79(a)]

### **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneed sinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

<b>HousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyT ype	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	<b>8887</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
Income>30% but <=50%ofAMI	<b>4722</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
Income>50% but <80%ofAMI	<b>5067</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>4</b>
Elderly	<b>6615</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>3</b>
Familieswith Disabilities	<b>8281</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>3</b>
Caucasian	<b>20,647</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
African/American	<b>6,720</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
Hispanic	<b>606</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>
Asian	<b>126</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ☒ ConsolidatedPlanoftheJurisdiction/s  
Indicateyear: **1995and1998**
- ☒ U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy  
 (“CHAS”)dataset
- ☐ AmericanHousingSurveydata  
Indicateyear:
- ☐ Otherhousingmarketstudy  
Indicateyear:
- ☐ Othersources:(listandindicateyearofinformation)

## B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWait ingLists

State thehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtype  
ofPHA -widewaitinglistadministeredbythePHA. PHA mayprovideseperate tablesforsite -  
basedorsub -jurisdictionalpublichousingwaiting listsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicH ousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	145		361
Extremelylow income<=30%AMI	137	94%	
Verylowincome (>30%but<=50% AMI)	6	4%	
Lowincome (>50%but<80% AMI)	2	1%	
Familieswith children	71	49%	
Elderlyfamilies	45	31%	
Familieswith Disabilities	29	20%	
Caucasian	40	28%	
African-American	90	62%	
Hispanic	15	10%	
other			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	78	54%	78
2BR	37	26%	37
3BR	22	15%	22
4BR	6	4%	6
5BR	2	1%	2

HousingNeedsofFamiliesontheWaitingList			
5+BR	0		0
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)?      NA DoesthePHAexpecttoreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaiting list,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) <input checked="" type="checkbox"/> Section8tenant -basedassistance Processing1100applicantsof1856ontheCurrentWaitingList.Waitinglist openedon1/9/01. <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist( optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1100***		
Extremelylow income<=30% AMI			
Verylowincome (>30%but<=50% AMI)			
Lowincome (>50%but<80% AMI)			
Familieswith children			
Elderlyfamilies			
Familieswith Disabilities			
Caucasian			
African-American			
Hispanic			
Other			
Characteristicsby BedroomSize (PublicHousing)			

Housing Needs of Families on the Waiting List			
Only)			
1BR	N/A	N/A	N/A
2BR	N/A	N/A	N/A
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	N/A	N/A	N/A
5+BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 12 Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Family Unification Program –SRO</b>			

\*\*\*Waiting list was opened on 1/9/01. Eleven hundred of 1,856 applications received are being processed.

### C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

##### **Need: Shortage of affordable housing for all eligible populations**

##### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below) **Employ admissions preferences for Public Housing aimed at families who are working.**

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable N/A

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

## **2.State mentoffinancialResources**

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederal publichousingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringtheP lan year.Note:thetableassumesthatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indicatetheuseforthosefundsason eofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingssafety/security,publichousingssupportiveservices, Section8tenant -basedassistance,Section8supportiveservicesorother.

<b>FinancialResour ces: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2001grants)</b>		
a) PublicHousingOperatingFund	4,857,500.00	
b) PublicHousingCapitalFund	4,053,500.00	
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) AnnualContribtionsforSection8 Tenant-BasedAssistance	5,702,000.00	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	246,000.00	
g) ResidentOpportunityandSelf - SufficiencyGrants	396,000.00	
h) CommunityDevelopmentBlockGrant (applied;notyetapproved/awarded)	150,000.00	
i) HOME		
OtherFederalGrants(listbelow)		
ServiceCoordinator	50,000.00	SupportiveServices
<b>2.PriorYearFederalGrants(unobligated fundsonly)(listbelow)</b>		
EconomicDevelopment&SupportiveService es	500,000.00	EconomicDevelopment
DrugEliminationGrant(2001)	50,000.00	PublicHousing Safety/Security
HOPEVIDemolition	32,000.00	WestlakeDemolition
ComprehensiveGrant -FY1999	188,000.00	PublicHousingCapital Improvements
CapitalFund -FY20 00	2,700,000.00	PublicHousingCapital Improvements
CommunityDevelopmentBlockGrant	156,500.00	NewConstruction
<b>Sub-total</b>	<b>19,081,500.00</b>	
<b>3.PublicHousingDwellingRental Income</b>	1,451,400.00	Publichousingoperations



Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>4. Other income</b> (list below)	225,000.00	
Non-Dwelling Rent 5,000.00		Public housing operations
Excess utilities 10,000.00		Public housing operations
Interest on General Funds Investments 70,000.00		Public housing operations
Other income: legal fees, maintenance 140,000.00		Public housing operations
Charges to tenants, late fees, NSF check		
Charges, inc.		
<b>4. Non-federal sources</b> (list below)		
<b>Sub-total</b>	1,676,400.00	
<b>Total resources</b>	<b>20,757,900.00</b>	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A. nt

##### **(1)Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: **At initial application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

##### **(2)WaitingListOrganization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists (**if feasible**)
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development/site management office
- ☒ Other: **Home visit if needed.**

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **-Up to four lists.**

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?

If yes, how many lists? **Rockford Village, Struthers Manor, Michael J. Kirwan Homes, & Victory Estates**

3. ☐ Yes ☒ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☐ All PHA development management offices
- ☒ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **N/A**

### **(4) Admissions Preferences**

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☒ Other: -Transfer to scattered sites    ngle family homes based on tenancy history.

c. Preferences

1. ☒ Yes    ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences: **N/A**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
**EBL children (10 mcg/dl or greater)**

3.If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

1 EBL Children

Former Federal preferences: **N/A**

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- ☒ 1 Working families and those unable to work because of age or disability
- ☒ 1 Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ 1 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contributes to meeting income goals (broader range of incomes)
- ☐ Household that contributes to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?  
(select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing** ( See attachment OH002p01)

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skip ping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts  
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts  
☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation  
☐ Criminal and drug -related activity, more extensively than required by law or regulation  
☐ More general screening than criminal and drug -related activity (list factors below)  
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity  
☒ Other: **Name and address of current and previous landlord**

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None

- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☐ PHA main administrative office
- ☒ Other: (list below)

**As directed when waiting list is open.**

### **(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- **Illness**
- **Tried to look, but cannot locate**
- **Medical problems**
- **Disabled persons**
- **Attempting to locate housing in a preferred areas**

### **(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs – SRO, FUP and EBL children**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing



- ☐ Homelessness
- ☐ Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- ☐ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☐ Veterans andveterans' families
- ☐ Residentswholiveand/orworkinyourjurisdiction
- ☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisals orhatecrimes
- ☒ Otherpreference(s)(listbelow)

**EBLChildren(10mcg/dlorgreater)**

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”inthe boxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

1 DateandTime

1EBLChildren

FormerFederalpreferences **N/A**

InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)  
Victimsofdomesticviolence  
Substandardhousing  
Homelessness  
Highrentburden

Otherpreferences(selectallthatapply)

- ☐ Workingfamiliesandthoseunabletowork becauseofageordisability
- ☐ Veteransandveterans' families
- ☐ Residentswholiveand/orworkinyourjurisdiction
- ☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupward mobility programs
- ☐ Victimsofreprisalsorhatecrimes

☒ 1 Otherpreference(s)(listbelow) **Familiesandelderlyovertheageof62have priorityoversinglesthatarenotelderly,disabledordisplaced.**

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application  
☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **N/A**

- ☐ This preference has previously been reviewed and approved by HUD  
☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers  
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan  
☒ Briefing sessions and written materials  
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☒ Through published notices  
☒ Other (list below)  
Radio

## **4.PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one) **N/A**

- ☐ \$0  
☐ \$1-\$25  
☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below **:N/A**

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: **N/A**

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member  
**(Statutory, implement when rule is final)**

☐ For increases in earned income

☐ Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)  
(select one)

☐ Yes for all developments

☒ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☒ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study

☐ Fair market rents (FMR)

☐ 95<sup>th</sup> percentile rents

☐ 75 percent of operating costs

☒ 100 percent of operating costs for general occupancy (family) developments

- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- ☒ Other: **At annual recertification for income increase. Anytime family composition changes. Families must also report any increase in income when the last action was a decrease in the family(s) share of rent due to a decrease in income.**

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year? (After the regulation is final, a feasibility study will be made.)

(After the regulation is final, a feasibility study will be made.)

## (2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR  
☐ 100% of FMR  
☒ Above 100% but at or below 110% of FMR  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **N/A**

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ The PHA has chosen to serve additional families by lowering the payment standard  
☐ Reflects market or submarket  
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☒ Reflects market or submarket  
☒ To increase housing options for families  
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually  
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

**-SRO/Homeless participants are exempt.**

## **5. Operations and Management**

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows: **The Youngstown Metropolitan Housing Authority utilizes a basic vertical organizational structure. Reporting to the five member Board of Commissioners is the Executive Director. Six directors report to the Executive Director. The director oversees six divisions, including Finance, Human Resources, Operations, Development, Resident Initiatives and Occupancy.**

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1623	22%
Section 8 Vouchers	1581	20%
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	25	1%
<b>Family Unification EBL Children</b>		
Public Housing Drug Elimination Program (PHDEP)	1300	260
Other Federal Programs (list individually)		
<b>Section 8 SRO</b>		
Mod Rehab	60	30

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management:

- **Work Order System**
- **Pest Eradication Policy**
- **Maintenance Plan**
- **Uniform Inspection System**
- **Admissions and Occupancy Policy**
- **Fair Housing Policy**
- **Grievance Procedures**
- **Tenant Selection and Assignment Plan**
- **Community Service Plan**
- **Handicapped Policy**
- **Termination and Eviction**
- **Transfer and Transfer Waiting List**
- **Resident Initiative**
- **Section 3 Plan**
- **Pet Policy for Families**
- **Pet Policy for Elderly**

(2) Section 8 Management:

- **Section 8 Administrative Plan**
- **Section 8 and SEMAP Procedures**



## **6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.  
Section 8 - Only PHAs are exempt from sub - component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office, quality control department  
☒ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant - Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **7.CapitalImprovementNeeds**

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredto completethiscomponentand may skiptoComponent8.

### **A.CapitalFundActivities**

Exemptionsfromsub-component7A:PHAsthatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.All otherPHAsmustcomplete7Aasinstructed.

#### **(1)CapitalFundProgramAnnualStatement**

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activities thePHAisproposingfortheupcomingyeartoensure long-termphysicalandsocialviability ofitspublichousingdevelopments.ThisstatementcanbecompletedbyusingtheCFPAnnual StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompleting andattachingaproperlyupdatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanatAttachment(statename) **OH002b01**

-or-

☐ TheCapitalFund ProgramAnnualStatementisprovidedbelow:(ifselected, copytheCFPAnnualStatementfromtheTableLibraryandinsertthere)

#### **(2)Optional5 -YearActionPlan**

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thissta tement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☒ Yes ☐ No:Is thePHApro vidinganoptional5 -YearActionPlanforthe CapitalFund?(ifno,skiptosub -component7B)

b.Ifyes toquestiona,selectone:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto thePHAPlanatAttachment(s tatename) **OH002c01**

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

*1999PerformanceandEvaluationReport -OH002l01*

*2000PerformanceandEvaluationReport -OH002m01*

*2001PerformanceandEvaluationReport -OH002n01*

## B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development  
☐ Revitalization Plan submitted, pending approval  
☐ Revitalization Plan approved  
☐ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: **Westlake**

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below: **URD (Urban Revitalization Development)- Hope VI**

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below: **-CDBG funds for redevelopment of the urban revitalization area. Tax credits to build a senior building at Westlake Terrace.**

## **8. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>OH2 -14</b>	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(01/05/00)</b>	
5. Number of units affected: <b>14</b>	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: <b>January 1, 2001</b> b. Projected end date of activity: <b>January 1, 2003</b>	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to develop public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	<b>Vasu Manor 2 -6</b>
	<b>Norton Manor 2 -8</b>
	<b>Gutknecht Tower 2 -9</b>
	<b>Struthers Manor 2 -11</b>
	<b>Amedia Plaza 2 -12</b>
	<b>Lowellville Park 2 -21</b>
1b. Development (project) number:	<b>See above</b>
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(9/30/96)</u>

5.If approved,will this designation constitute a(select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	<b>N/A</b>
6. Number of units affected: <b>637</b> 7.Coverage of action(select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessment of Reasonable Revitalization Pursuant to section 202 of the FY1996 HUD Appropriations Act (See attachment OH002o01) eHUD**

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description N/A

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD On: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD On: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)

- ☐ Units addressed in a pending or approved HOPE VI demolition application  
(date submitted or approved: )
- ☐ Units addressed in a pending or approved HOPE VI revitalization plan  
(date submitted or approved: )
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**



## **11.HomeownershipProgramsAdministeredbythePHA**

[24CFRPart903.79(k)]

### **A.PublicHousing**

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete1

1A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered sites</b>
1b. Development (project) number: <b>OH2-20; OH2 -22</b>
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <b>(6-12-1997)</b>
5. Number of units affected: 12 <b>Note: All units involved were through acquisition or new construction and not originally part of a development.</b>
6. Coverage of action: (select one)

- ☒ Part of the development  
☐ Total development

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☒ 26- 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

#### b. PHA -established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

1. Required to be enrolled in the FSS program.
2. Being good standing with housing authority/landlord.

## **12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### **1. Cooperative agreements:**

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12/05/99

#### **2. Other coordination efforts between the PHA and TANF Agency (select all that apply)**

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- ☒ Jointly administer programs
- ☐ Partner to administer a HUD Welfare -to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### **a. Self -Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation

- ☒ Preference/eligibility for section 8 homeownership option participation  
**if feasible**
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
EDSS	400	Per EDSS Grant	PHA Main Office	PH & Community
Resident Employment Opportunity Program	14	Specific	Management Office	PH
Youth Enjoying Life and Learning	50	Random	Management Office	PH & Community
Midnight Basketball Program	65	Random Selection	Main Office	PH & Community
Youthbuild	50	Specific	Main Office	PH & Community
Public Housing Service Coordinator	100	Specific	Management Office	PH
Work Experience Program	100	Specific	Management Office	PH
Section 3	10	Specific	Main Office	PH & Community

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 02/1/02)
Public Housing	18	18
Section 8	200	162

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

### **13.PHASafetyandCrimePreventionMeasures**

[24CFRPart903.79(m)]

Exemptions from Component 1 3: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program

☐ Other(describe below)

2. Which developments are most affected? (list below)

### C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below) **All family communities**

### D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements  
prior to receipt of PHDEP funds .N/A

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHD EP Plan for FY2001 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_ N/A \_\_
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☒ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?



## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached as Attachment (Filename)
- ☒ Provided below:
- Resident expressed that HOPE VI was a priority.
  - Residents cited the need for more residents to take advantage of current programs, youth activities, security needs, resident employment activities, and basic skills activities.
  - Residents cited the need for handicap transportation.
  - Resident expressed concern with the loss of PHDEP.
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- ☐ Other: (list below)

### **B. Description of Election Process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process: **N/A**

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **Mahoning County**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plans.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
  - **Assists small and large extremely low -income families.**
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- The YMHA Public Housing Section 8, Capital Fund and PHDEP activities are supported as part of the Consolidated Plans strategy.
- The Consolidated Plans site small and larger renter household (0 -31% MFI) as a top priority and the YMHA as the primary way to meet this priority.
- The proposed YMHA HOPE VI Westlake Revitalization supported as an economic development in the Consolidated Plan is a high priority.
- The Consolidated Plans site the YMHA self-sufficiency programs as a strategy to meet the anti-poverty priority.

## **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

# PHAPlan TableLibrary

## Component7 CapitalFundProgramAnnualStatement PartsI,II,andII

### AnnualStatement CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber      FFYofGrantApproval: (MM/YYYY)

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimated Cost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	
4	1410Administration	
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	
10	1460DwellingStructures	
11	1465.1DwellingEquipment -Nonexpendable	
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservation Measures	

**AnnualStatement**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement**  
**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-plannedinthenext5PHAfiscalyears.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludeinformationfromYearOneofthe5-widephysicalormanagementimprovements- Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

Optional 5-YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFisca lYear)
Totalestimatedcostovernext5years				



**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Youngstown Metropolitan Housing Authority  
PHA Plan Update for FYB 2001

Statement of Progress  
Attachment OH002i01

The Housing Authority has been successful in achieving its mission and goals in the year 2001. Almost all of the objectives have been either completed or on target for completion by the end of the year.

Concerning modernization, approximately \$4,000,000 was either spent or obligated. During FY 2001, the modernization efforts at Rockford Village progressed according to schedule. Eighty three units and seven single-family homes were completed with the remaining 56 units, three single-family houses and an activity center scheduled to be turned over around the end of the fiscal year. At Amedia Plaza the conversion of 191 units to 92 units has been completed with the Central Office area scheduled for completion this April. In addition, plans to convert 28 units to 14 at Victory Estates have been approved by HUD and the work has already started.

Concerning self-sufficiency and crime and safety, the Public Housing Drug Elimination Program (PHDEP) efforts reduced crime in the communities through additional pro-active police patrols and community policing activities.

To ensure compliance with the Public Housing Reform Act of 1998, every policy was reviewed and updated as needed.

Concerning ensuring equal opportunity, outreach efforts have been made via contracting with an advertisement firm, speaking engagements, written materials, special mailings, research to establish a website, and making renewed partnerships with community groups and medical facilities.

AnnualStatement/  
PerformanceandEvaluationReport  
PartI: Summary  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.3/31/2002)

HName YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY		ComprehensiveGrantNumber OH12P00250102	FFYofGrantApproval 2002
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<input checked="" type="checkbox"/> OriginalAnnualStatement	<input checked="" type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber	<input type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding
<input checked="" type="checkbox"/> FinalPerformanceandEvaluationReportforProgramYearEnding			

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost(2)	
		Original	Revised(1)	Obligated	Expended
1	TotalNon-CGPFunds				
2	1406OperatingExpenses(maynotexceed10%offline20)	150,000.00			
3	1408ManagementImprovements	320,000.00			
4	1410Administration	230,000.00			
5	1411Audit	1,000.00			
6	1415LiquidatedDamages	0.00			
7	1430FeesandCosts	150,000.00			
8	1440SiteAcquisition	0.00			
9	1450SiteImprovement	1,180,000.00			
10	1460DwellingStructures	1,825,000.00			
11	1465.1DwellingEquipment-Nonexpendable	30,000.00			
12	1470NondwellingStructures	10,000.00			
13	1475NondwellingEquipment	110,000.00			
14	1485Demolition	0.00			
15	1490ReplacementReserve	0.00			
16	1492MovingtoWorkDemonstration	0.00			
17	1495.1RelocationCosts	0.00			
18	1499Development	0.00			
19	1502Contingency(maynotexceed8%offline20)	47,000.00			
20	AmountofAnnualGrant(sumsofines2-19)	4,053,000.00			
21	Amountoffline20RelatedtoLBPAactivities	150,000.00			
22	AmountofLine20RelatedtoSection504Compliance	0.00			
23	AmountofLine20RelatedtoSecurity	150,000.00			
24	AmountofLine20RelatedtoEnergyConservationMeasures	0.00			

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement	(2)TobecompletedforthePerformanceandEvaluationReport
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirector
X	X

CapitalFundProgram(CFP)

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-001 Westlake TerraceHomes	Site(landscaping,concrete,fencing)	1450	LOT	80,000.00				
	Security(cameras,lights)	1450	LOT	40,000.00				
	Exterior(Façade&RoofImprovements)	1460	LOT	600,000.00				
	HVAC(hotwater&boilerplantupgrade)	1460	LOT	40,000.00				
	Interior(paint,electrical,gasmeters)	1460	LOT	10,000.00				
			Subtotal	770,000.00				
KimmelbrookHomes OH2-003	Site(landscaping,fencing,lighting)	1450	LOT	50,000.00				
	OH12P002003SUBTOTAL		Subtotal	50,000.00				
OH2-04 KirwanHomes	CommunityRoom(doors&windows)	1470	LOT	10,000.00				
	Site(landscaping,fencing,lighting)	1450	LOT	50,000.00				
			Subtotal	60,000.00				
OH2-005 P.L.StraitHomes (2-5E,2-5F)	Site2-5E(drains,concrete,drains,handrails, clotheslinepoles,mailboxes)	1450	LOT	200,000.00				
	Site2-5F(concrete,landscaping,drains)	1450	LOT	100,000.00				
	Security2-5E(securitysystem,lighting)	1450	LOT	100,000.00				
	Exterior2-5E(soffitts,roofs,guttersrepairs)	1460	LOT	100,000.00				
	Exterior2-5F(replacesiding,flashing&spouting)	1460	LOT	50,000.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement	2)TobecompletedforthePerformanceandEvaluationReport.
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirector/OfficeandDate

Development	GeneralDescriptionofMajor	Development	EstimatedCost	TotalActualCost
-------------	---------------------------	-------------	---------------	-----------------

Number/Name	WorkCategories	Account Number	Quantity	Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	StatusofProposedWork(2)
OH2-005cont'd	Interior2-5E(paintandpatch)	1460	LOT	40,000.00				
	Interior2-5F(replacestormdoors)	1460	LOT	100,000.00				
	Interior2-5F(unitconversions,painting,etc.)	1460	LOT	150,000.00				
	<b>OH12P002005SUBTOTAL</b>			<b>840,000.00</b>				
<b>OH2-006 VASUMANOR</b>	Interior(floorsrepairs,furnishings)	1460	LOT	50,000.00				
	Exterior(roof&windowrepairs)	1460	LOT	100,000.00				
	Site(landscape&signage)	1450	LOT	20,000.00				
	Plumbing(repairs)	1460	LOT	20,000.00				
	<b>OH12P002006SUBTOTAL</b>			<b>190,000.00</b>				
<b>OH2-008 NORTONMANOR</b>	Site(fencing,landscaping,lighting,drains,signage)	1450	LOT	200,000.00				
	Plumbing(repair/replacelines,shut-offvalves,drains toiletandtubs)	1460	LOT	40,000.00				
	Exterior(windowrepair/replace)	1460	LOT	30,000.00				
	Interior(elevatorupgrade,floorcovering,furniture)	1460	LOT	100,000.00				
	<b>OH12P002008SUBTOTAL</b>			<b>370,000.00</b>				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement

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SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectorandDate

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-009 Gutknecht Tower	Exterior(renovateporches,roofs,concretere repair)	1460	LOT	10,000.00		0.00		
	Elevator(upgrade)	1460	LOT	30,000.00		0.00		
	Interior(plumbingrepairs,unitupgrades,lobby furniture,laundryfacility)	1460	LOT	70,000.00		0.00		
	Site(fencing&landscaping)	1450	LOT	70,000.00				
	OH12P002009SUBTOTAL			180,000.00				
OH2-011 StruthersManor	Interior(lobby,commonarea)	1460	LOT	15,000.00		0.00		
	PlumbingRepairs	1460	LOT	20,000.00				
	Exterior(bldg.Stone,Caulking)	1460	LOT	10,000.00				
	Site(parking,landscaping)	1450	LOT	70,000.00				
	OH12P002011SUBTOTAL			115,000.00				
OH2-012 C.A.Amedia Plaza	Site(Park,landscaping)	1450	LOT	100,000.00		0.00		
	Interior(basement,stairwell,lobby)	1460	LOT	80,000.00				
	OH12P002012SUBTOTAL			180,000.00				
OH2-014 ScatteredSites SubRehab	Siteimprovements(landscaping,concrete, lighting,etc.)	1450	LOT	80,000.00		0.00		
	Leadbasedpaintabatement	1460	LOT	10,000.00		0.00		
	Exterior(roofing/siding)	1460	LOT	50,000.00		0.00		
	Interior(heating,plumbing,electrical,paint,tile, kitchen)	1460	LOT	80,000.00		0.00		
	OH12P002014SUBTOTAL			220,000.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement

2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofExecutiveDirectorandDate

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AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

CapitalFundProgram(CFP)

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-WIDE OPERATIONS	Operations	1406		150,000.00		0.00		
	OPERATIONSSUBTOTAL			150,000.00				
MANAGEMENT IMPROVEMENTS	Computers/software	1408	LOT	150,000.00		0.00		
	ResidentInitiatives	1408	LOT	60,000.00		0.00		
	Training(management/employee)	1408	LOT	30,000.00		0.00		
	Security/LawEnforcement	1408	LOT	80,000.00		0.00		
	MANAGEMENTSUBTOTAL			320,000.00				
Nontechnical Salaries	SalariesandFringes	1410.1	LOT	150,000.00		0.00		
	CostAllocationPlan	1410	LOT	80,000.00		0.00		
	NONTECHNICALSUBTOTAL			230,000.00				
CGPAuditCost	AuditCosts	1411	LOT	1,000.00		0.00		
	CGPAUDITCOSTSUBTOTAL			1,000.00				
Architectural &Engineering Fees	A&EFees	1430.1	LOT	150,000.00		0.00		
	ARCHITECTURALSUBTOTAL			150,000.00				
SiteImprovements	SiteImprovements-emergencysiterepairs	1450	LOT	20,000.00		0.00		
	SITEIMPROVEMENTSSUBTOTAL			20,000.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement	2)TobecompletedforthePerformanceandEvaluationReport.
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirectorandDate

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages

CapitalFundProgram(CFP)

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	

DwellingStructures	DwellingStructures-EmergencyRepairs	1460	LOT	20,000.00		0.00	
	DWELLINGSTRUCTURESSUBTOTAL			20,000.00			
Dwelling Equipment Nonexpendable	Appliances(refrigerators,stoves)	1465.1	LOT	30,000.00		0.00	
	DWELLINGEQUIPMENTSUBTOTAL			30,000.00			
Nondwelling Equipment- Furniture&Equip.	Officeequipment	1475.1	LOT	20,000.00		0.00	
	NONDWELLINGSUBTOTAL			20,000.00			
Nondwelling Equipment- MaintenanceEquip.	Maintenanceequipment(graffitiremovers,mowers, etc.)	1475.2	LOT	40,000.00		0.00	
	NONDWELLINGSUBTOTAL			40,000.00			
Nondwelling Equipment Automotive	Vehicles(trucks,tractors,cars,etc.)	1475.7	LOT	50,000.00		0.00	
	NONDWELLINGSUBTOTAL			50,000.00			
CGP Contingency Account	ContingencyAccount	1502		47,000.00			
	CGPCONTINGENCYSUBTOTAL			47,000.00			
	HA-WIDESUBTOTAL			1,078,000.00			
	GRANDTOTAL			4,053,000.00			

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement	2)TobecompletedforthePerformanceandEvaluationReport.
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirectorandDate

AnnualStatement/Performance  
andEvaluationReport

U.S.DepartmentofHousing  
andUrbanDevelopment

YoungstownMetropolitanHousingAuthority

PartIII:ImplementationSchedule

OfficeofPublicandIndianHousing

CapitalFundProgram(CFP)

Development Number/Name	AllFundsObligated(QuarterEndingDate)			AllFundsExpended(QuarterEndingDate)			ReasonforRevisedTargetDates(2)
H/A-WideActivities	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
OH2-001WestlakeTerrace	12/31/2004			6/30/2005			
OH2-003KimmelBrook	12/31/2004			6/30/2005			



OH2-004KirwanHomes	12/31/2004		6/30/2005		
OH2-005P.L.StraitHomes (2-5E&2-5F)	12/31/2004		6/30/2005		
OH2-006VasuManor	12/31/2004		6/30/2005		
OH2-008NortonManor	12/31/2004		6/30/2005		
OH2-009GutknechtTower	12/31/2004		6/30/2005		
OH2-011StruthersManor	12/31/2004		6/30/2005		
OH2-012AmediaPlaza	12/31/2004		6/30/2005		
OH2-014ScatteredSites/ SubRehab	12/31/2004		6/30/2005		
-----HAWide-----					
Computers/software	12/31/2004		6/30/2005		
OfficeEquipment	12/31/2004		6/30/2005		
Vehicles	12/31/2004		6/30/2005		
MaintenanceEquipment	12/31/2004		6/30/2005		
Appliances	12/31/2004		6/30/2005		
AuditCosts	12/31/2004		6/30/2005		
ResidentInitiative	12/31/2004		6/30/2005		
Contingency	12/31/2004		6/30/2005		
Operations	12/31/2004		6/30/2005		
Training	12/31/2004		6/30/2005		
Security/LawEnforcement	12/31/2004		6/30/2005		
EmergencySiteImprove.	12/31/2004		6/30/2005		
EmergencyDwell.Struct.	12/31/2004		6/30/2005		
1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement SignatureofExecutiveDirectorandDate(mm/dd/yyyy)			2)TobecompletedforthePerformanceandEvaluationReport. SignatureofPublicHousingDirectorandDate(mm/dd/yyyy)		

Five-YearActionPlan
PartI: Summary
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.3/31/2002)

HAName: YoungstownMHA
Locality:(City/County&State) Youngstown/Mahoning/Ohio
Original
RevisionNo.
A.DevelopmentNumber/Name
Work Statement forYear1 FFY:\_2002
WorkStatementfor Year2 FFY:\_2003
WorkStatementfor Year3 FFY:\_2004
WorkStatementfor Year4 FFY:\_2005
WorkStatementfor Year5 FFY:\_2006
OH2-001WestlakeTerraceHomes
OH2-003KimmelbrookHomes/RockfordVillage
OH2-004KirwanHomes
OH2-005P.L.StraitHomes
OH2-006VasuManor
OH2-008NortonManor
OH2-009GutknechtTower
OH2-011StruthersManor
OH2-012AmediaPlaza
OH2-014ScatteredSites/SubRehab
OH2-015ScatteredSites
OH2-016ScatteredSites
OH2-018ScatteredSites
0-ZZZAgencyWide
B.PhysicalImprovementSubtotal
C.ManagementImprovements
D.HA-WideNondwellingStructures&Equipment
E.Administration
F.Other
G.Operations
H.Demolition
I.ReplacementReserve
J.Development
K.TotalCGPFunds
L.TotalNon-CGPFunds
M.GrandTotal
SignatureofExecutiveDirector:
Date:
SignatureofPublicHousingDirector

Five-Year Action Plan  
Part I: Summary  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HAName: **YoungstownMHA**

Locality: (City/County&State)  
**Youngstown/Mahoning/Ohio**

☐ Original

Revision No. \_\_\_\_\_

A. Development Number/Name	Work Statement for Year1 FFY: __00__	Work Statement for Year2 FFY: __01__	Work Statement for Year3 FFY: __02__	Work Statement for Year4 FFY: __03__	Work Statement for Year5 FFY: __04__
OH2-018 Scattered Sites		0.00	20,000.00	20,000.00	30,000.00
SUBTOTAL	See	0.00	20,000.00	20,000.00	30,000.00
	Annual				
	Statement				





FiveYearActionPlan

PartII:SupportingPages  
PhysicalNeedWorkStatement(s)  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

Work Statement  forYear1  FFY:_00_	WorkStatementforYear__2  FFY: __2003			WorkStatementforYear__2__  FFY: __2003		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See	<u>OH2-001WestlakeTerraceHomes</u>			<u>OH2-006VasuManor</u>		
	Exterior-Roof(replacewithshingles,doors frontage)	LOT	50,000.00	Interior(cabinets,countertops,painting,floorcoverings, lobbyfurniture,laundryfacilities)	LOT	20,000.00
	Griffithstreetdevelopment(1499)	LOT	700,000.00		LOT	20,000.00
	HVAC(balance;upgrade;boilerplant	LOT	30,000.00	<u>OH2-009GutknechtTower</u>	<b>Subtotal</b>	<b><u>40,000.00</u></b>
	Site(loandscaping,concrete,playareadrain,fencing, securitylighting,treeremoval		100,000.00	Interior(cabinets,countertops,painting,floorcovering, lobbyfurniture,laundryfacilities)	LOT	60,000.00
	Interior(paint,electrical,cabinetrepair,replacecarpet bathrooms)	LOT	100,000.00	-	LOT	40,000.00
		<b>Subtotal</b>	<b><u>980,000.00</u></b>	<u>Exterior(roof/caulking)</u>	LOT	50,000.00
	-			Site(propertyacquisition,parkingasphalt,etc.)	LOT	
	<u>OH2-04KirwanHomes</u>			HVAC(ventilation.,airconditioning,etc.)		
	Site/security(speedbumps,fencing,lightinglandscaping)	LOT	100,000.00	<b>Subtotal</b>	<b><u>50,000.00</u></b>	
Annual		Subtotal	<b><u>100,000.00</u></b>			
	<u>OH2-005P.L.StraitHomes(2-5E,2-5F)</u>			<u>OH2-11StruthersManor</u>		
	Concrete,playgrounds,landscaping,clotheslinepoles	LOT	80,000.00	Interior(renovation)	LOT	10,000.00
	Clotheslinepoles	LOT	80,000.00	Exterior(roofing/siding)	LOT	15,000.00
	Exterior2-5e(roofreplacement,gutters,doors,paint etc.)	LOT	100,000.00	<u>HVAC(ventilation.,airconditioning,etc.)</u>	LOT	-
		LOT		<b>Subtotal</b>	<b><u>35,000.00</u></b>	
	Interior2-5F(Fixtures,paint,patch)	LOT	40,000.00			
	Recreationcenter2-5F	LOT	350,000.00	-		
	Exterior2-5F(roof,doors,screens,gutters,etc.)	LOT	100,000.00	-		
		<b>Subtotal</b>	<b><u>750,000.00</u></b>			
Statement						

FiveYearActionPlan

PartIII:SupportingPages

ManagementNeeds

CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
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YoungstownMetropolitanHousingAuthority

Work  Statement forYear1  FFY:_00_	WorkStatementforYear__2__			WorkStatementforYear__2__		
	FFY:2002			FFY: __2002__		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
Statement	OH2-014ScatteredSites/SubRehab					
	Siteimprovements(landscaping,concrete,lighting,etc.)	LOT	80,000.00			
	Interior2-14(heating,plumbing,electrical,paint,tile, kitchen	LOT	80,000.00			
		Subtotal	160,000.00			
	HAWide					
	Officeequipment	LOT	30,000.00			
	Vehicles(trucks,tractors,cars		50,000.00			
	Maintenanceequipment(graffitiremover,mowers,etc.		50,000.00			
	Vehicles(trucks,tractors,cars		50,000.00			
	Appliances(refrigertors,stoves)		40,000.00			
	Siteimprovements-Emergencysiterepairs		17,823.00			
	Dwellingstructures-Emergencyrepairs		10,000.00			
	Computers/software	LOT	90,000.00			
	ResidentInitatives	LOT	60,000.00			
	Training(management/employee)	LOT	20,000.00			
	SecurityLawEnforcement	LOT	80,000.00			
		Subtotal	497,823.00			
	SubtotalofEstimatedCost			SubtotalofEstimatedCost		

FiveYearActionPlan

PartII:SupportingPages  
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U.S.DepartmentofHousing  
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OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Work Statement  forYear1  FFY: __00__	WorkStatementforYear __3__  FFY: __2004			WorkStatementforYear __3__  FFY: __2004		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See	<u>OH2-001WestlakeTerraceHomes</u>			<u>OH2-008NortonManor</u>		
	Exterior-	LOT	50,000.00	Interior(tile,countertops,painting,floorcovering,lobby furniture,laundryfacilities)	LOT	30,000.00
	GriffithSt.Development	Lot	800,000.00			
				<u>Exterior(roofs/caulking)</u>	LOT	30,000.00
	Interior(paint,electrical,cabinetrepair,replacecarpet, bathrooms)	LOT	20,000.00	Electrical(electricalrepairs,fixtures)	LOT	20,000.00
	Plumbing(repair/replace	LOT	10,000.00		<u>Subtotal</u>	<u>80,000.00</u>
	<u>Subtotal</u>		<u>880,000.00</u>			
				OH2-009GutknechtTower		
			-	Interior(tile,countertops,painting,floorcovering,lobby furniture,laundryfacilities)	LOT	100,000.00
	<u>OH2-004KirwanHomes</u>			Exterior(roofs/caulking)	LOT	40,000.00
	Interior(plumbing)-exterior-upgrade	LOT	50,000.00	-		
	<u>Subtotal</u>		<u>50,000.00</u>	<u>Subtotal</u>	<u>Subtotal</u>	<u>140,000.00</u>
	<u>OH2-005P.L.StraitHomes(2-5E,2-5F)</u>			<u>OH2-011StruthersManor</u>		
	Site2-5E(drains,concrete,playgrounds,landscaping			Interior(plumbingrepairs,patching)	LOT	40,000.00
Annual	<u>Landscaping,lightingetc.)</u>	LOT	50,000.00		<u>Subtotal</u>	<u>40,000.00</u>
	Maintenancearea2-5E	LOT	200,000.00			
	Exterior2-5F(roof,doors,screens,gutters,etc.,)	LOT	150,000.00	<u>OH2-014Scatteredsites</u>		
	RecreationCenter2-5F	LOT	300,000.00	Siteimprovements	LOT	10,000.00
	Interior2-5F(fixtures,paint,patch)	LOT	150,000.00	Exterior(roofs/sidingrepair/replacement	LOT	10,000.00
	<u>Subtotal</u>		<u>850,000.00</u>	Interior(plumbingrepairs,patching)	LOT	20,000.00
	<u>OH2-006VasuManor</u>			<u>Subtotal</u>	<u>Subtotal</u>	<u>40,000.00</u>
	Exterior	LOT	10,000.00			
	Plumbing(repairs)	LOT	10,000.00			-
	Windows	LOT	20,000.00			
	<u>Subtotal</u>		<u>40,000.00</u>			
SubtotalofEstimatedCost				SubtotalofEstimatedCost		



FiveYearActionPlan

PartII:SupportingPages  
PhysicalNeedWorkStatement(s)  
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Work Statement forYear1 FFY: __00__	WorkStatementforYear__3__ FFY: __2004			WorkStatementforYear__3__ FFY: __2003		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
Annual          Statement	<b><u>Oh2-015Scatteredsites</u></b> Exterior(roofs,sidingrepair/replacement	LOT  <b><u>Subtotal</u></b>	20,000.00  <b><u>20,000.00</u></b>	<u>Computers/software</u>	LOT	90,000.00
	<b><u>Oh2-016Scatteredsites</u></b> Exterior(roofs,sidingrepair/replacement	LOT  <b><u>Subtotal</u></b>	20,000.00  <b><u>20,000.00</u></b>	ResidentInitiatives	LOT	60,000.00
	<b><u>OH2-018Scatteredsites</u></b> Exterior(roofs,sidingrepair/replacement	LOT  <b><u>Subtotal</u></b>	20,000.00  <b><u>20,000.00</u></b>	Training(management/employee)	LOT	20,000.00
				Security/LawEnforcement	LOT	80,000.00
				<b><u>Subtotal</u></b>		<b><u>450,000.00</u></b>
	<b><u>HAWide</u></b> Officeequipment	LOT	20,000.00			
	Vehicles(trucks,tractors,cars)	LOT	50,000.00			
	Maintenanceequipment(graffitiremover,mower)	LOT	40,000.00			
	Appliances(refrigertors,stoves)	LOT	40,000.00			
	Siteimprovements-Emergencyciterepairs	LOT	25,000.00			
	Dwellingstructures-Emergencyrepairs	LOT	25,000.00			
SubtotalofEstimatedCost				SubtotalofEstimatedCost		

PartII:SupportingPages  
PhysicalNeedWorkStatement(s)  
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## OfficeofPublicandIndianHousing

form HUD-52834(10/96) refHandbook7485.3

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PartII:SupportingPages  
PhysicalNeedWorkStatement(s)  
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YoungstownMetropolitanHousingAuthority

Work Statement  forYear1  FFY: _00_	WorkStatementforYear __ 4 __  FFY: __2005			WorkStatementforYear __ 4 __  FFY: __2005		
	GeneralDescriptionof  MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof  MajorWorkCategories	Quantity	EstimatedCost
See	<u>OH2-016ScatteredSites</u>					
	Exterior(roofs,sidingrepair/replacement)	LOT	20,000.00			
		<b>Subtotal</b>	<b><u>20,000.00</u></b>			
	<u>OH2-018ScatteredSites</u>					
	Exterior(roofs,sidingrepair/replacement)	LOT	20,000.00			
		<b>Subtotal</b>	<b><u>20,000.00</u></b>			
	<u>HAWide</u>					
	OfficeEquipment	LOT	30,000.00			
	Vehicles(trucks,tractors,cars)	LOT	50,000.00			
	Maintenanceequipment(graffitiremoval,mowers,etc.)	LOT	60,000.00			
Annual	Appliances(refrigerators,stoves)	LOT	50,000.00			
Statement	Computers/software		50,000.00			
	ResidentInitiatives		60,000.00			
	Training(management/employee)		20,000.00			
	Security/Lawenforcement		80,000.00			
		<b>Subtotal</b>	<b>400,000.00</b>			

FiveYearActionPlan

PartII:SupportingPages  
PhysicalNeedWorkStatement(s)  
CFP

Work Statement  forYear1 FFY: __00__	WorkStatementforYear __5__  FFY: __2006			WorkStatementforYear __5__  FFY: __2006		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof	Quantity	EstimatedCost
See	<u>OH2-001WestlakeTerraceHomes</u>			Windows(replace/repair)	LOT	20,000.00
	Exterior-roof(replacewithshingles,canopies,frontage)	LOT	200,000.00		<b>Subtotal</b>	<b><u>70,000.00</u></b>
	GriffithSt.development	LOT	800,000.00	<u>OH2-008NortonManor</u>		
	HVAC(balance,upgrade,boilerplant)	LOT	10,000.00	Interior(tiles,countertops,painting,floorcoverings,	LOT	50,000.00
	Interior(paint,electrical,cabinetrepair,replacecarpet, bathrooms)	LOT	20,000.00	Exterior(roofs,concrete,caulking)	LOT	30,000.00
	Plumbing(repair/replace)	LOT	50,000.00	Electrical(electricalrepairs,fixtures)	LOT	20,000.00
	<b>Subtotal</b>		<b>1,080,000.00</b>	<b>Subtotal</b>		<b>100,000.00</b>
	<u>OH2-004KirwanHomes</u>			<u>OH2-009GutknechtTower</u>		
	Interior(plumbing)	LOT	50,000.00	Interior(cabinets,countertops,painting,floorcoverings, lobbyfurniture,laundryfacilities)	LOT	50,000.00
	<b>Subtotal</b>		<b>50,000.00</b>			
Annual	<u>OH2-005P.L.StraitHomes(2-5E,2-5F)</u>			Exterior(roofs/caulking)	LOT	50,000.00
	Site2-5F(drains,concrete,fencing,playground, landscaping,lighting,etc.)	LOT	150,000.00	<b>Subtotal</b>		<b>100,000.00</b>
	Interior2-5F(fixtures,paint,patch)	LOT	250,000.00	<u>OH2-011StruthersManor</u>		
	Exterior2-5F(roofs,doors,screens,gutters,etc.)	LOT	150,000.00	Interior	LOT	40,000.00
	RecreationCenter	LOT	50,000.00	<u>OH2-014ScatteredSites/SubRehab</u>		
	<b>Subtotal</b>		<b>600,000.00</b>	Siteimprovements(landscaping,concrete,lighting,etc.)	LOT	10,000.00
	<u>O(H2-006VasuManor</u>			Exterior(roofing/siding)	LOT	20,000.00
	Exterior(curbs,concrete,roofs)	LOT	20,000.00	Interior(heating,plumbing,electrical,paint,tile,kitchen)	LOT	20,000.00
	Plumbing(repairs)	LOT	30,000.00	<b>Subtotal</b>		<b>50,000.00</b>
				<u>OH2-015ScatteredSites</u>		
				Exterior(roofs,siding/.replacement)	LOT	30,000.00
	SubtotalofEstimatedCost			SubtotalofEstimatedCost		

FiveYearActionPlan

U.S.DepartmentofHousing  
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YoungstownMetropolitanHousingAuthority

PartII:SupportingPages

PhysicalNeedWorkStatement(s)

OfficeofPublicandIndianHousing

CFP

Work Statement forYear1 FFY: __00__	WorkStatementforYear __5__ FFY: __2006			WorkStatementforYear __5__ FFY: __2006		
	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See	<u>OH2-015Scatteredsites</u>					
	Exteriorroofs,sidingrepair,/replacement	LOT	30,000.00			
	-					
		Subtotal	<u>30,000.00</u>			
	<u>OH2-016Scatteredsites</u>					
	Exteriorroofs,sidingrepair,/replacement	<u>LOT</u>	30,000.00			
		Subtotal	<u>30,000.00</u>			
	<u>OH2-018Scatteredsites</u>					
		LOT	30,000.00			
		Subtotal	<u>30,000.00</u>			
Annual	<u>HAWide</u>					
	OfficeEquipment	LOT	30,000.00			
	Vehicles(trucks,tractors,cars)	LOT	50,000.00			
	Maintenanceequipment(graffitiremover,mowers,etc.)	LOT	60,000.00			
	Appliances(refrigerators,stoves)	LOT	50,000.00			
	Computer/software	Lot	50,000.00			
	residentInitiatives	Lot	60,000.00			
	Training(management/employee)	Lot	20,000.00			
	Security/LawEnforecement	Lot	80,000.00			
Statement		Subtotal	<u>400,000.00</u>			
	SubtotalofEstimatedCost			SubtotalofEstimatedCost		

## Youngstown Metropolitan Housing Authority

1. Substantial Deviation from the 5 -Year Plan:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

2. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change in a policy or procedure that requires a regulatory 30 -day posting;
- Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Executive Director.

# YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY

## COMMUNITYSERVICE/SELF -SUFFICIENCYPOLICY

Attachment: OH002e01

### A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non -exempt (see definition) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes and other activities which help an individual toward self sufficiency and economic independence. This is a requirement of Public Housing Lease.

### B. Definitions

Community Service –volunteer work, which includes, but is not limited to:

- Work at a local school, hospital, recreation center, senior center or child care center
- Work with youth or senior organizations
- Work at the Authority to help improve physical conditions
- Work at the Authority to help with children's programs
- Work at the Authority to help with senior programs
- Work at the Authority to help in the administrative offices
- Helping neighborhood groups with special projects
- Working through resident organization to help other residents with problems
- Caring for the children of other residents so they may volunteer

NOTE: Political activity is excluded.

Self-sufficiency Activities –activities that include, but are not limited to:

- Job training programs
- GED classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Budgeting and credit counseling
- Any kind of class that helps a person toward economic independence

Exempt Adult –an adult member of the family who

- Is 62 years of age or older
- Has a disability that prevents him/her from being gainfully employed
- Is the caretaker of a disabled person

## **YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY**

- Is working at least 20 hours per week
- Is participating in a welfare to work program
- Is receiving assistance from TANF and is in compliance with job training and work activities requirements of the program.

### **C. Requirements of the Program**

1. The eight (8) hours per month may be volunteer work, self-sufficiency program activities or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule. If no approval was received from the Authority, the deviation will be considered non-compliance of this policy.
3. Activities must be performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations
  - At lease execution or re-examination all adult members (18 or older) of a public housing resident family must
    - (a) provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
    - (b) sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
  - At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signature of supervisors, instructors, or counselors certifying the number of hours contributed.
  - If a family member is found to be non-compliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
5. Change in exempt status:
  - If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
  - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

### **D. Authority obligations**

1. To the greatest extent possible and practical, the Authority will



## **YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY**

- provide names of agencies and applicable contact personnel that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement.)
  - provide in-house opportunities for volunteer work or self-sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
  3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
  4. Noncompliance of family member
    - At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of the family members.
    - If the Authority finds a family member to be noncompliant, the Authority will enter into a written agreement with the noncompliant member and the Head of Household to make up the deficient hours over the twelve (12) month period.
    - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit.
    - The family may use the Authority's Grievance Procedure to protest the lease termination.

## **Community Service Exemption Certification**

# YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY

I certify that I am eligible for an exemption from the Community Service requirement for the following reason:

- ☐ I am 62 or older.
- ☐ I have a disability which prevents me from working.  
(Certification of Disability Form will serve as documentation)
- ☐ I am working.  
(Employment Verification Form will serve as documentation)
- ☐ I am participating in a Welfare to Work Program.  
(Must provide verification letter from agency)
- ☐ I am receiving TANF and am participating in a required economic self-sufficiency program or work activity.  
(Must provide verification from the funding agency that you are complying with job training or work requirements)

---

Resident Signature

---

Date

**Community Service Compliance Certification**

**YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY**

I/We have received a copy of, have read and under stand the contents of the Authority’s CommunityService/SelfSufficiencyPolicy.

I/We understand that this is a requirement of the Quality Housing and Work Responsibility Act of 1998 and that if we do not comply with this requirement, our lease will not be renewed.

Resident\_\_\_\_\_Date\_\_\_\_\_

Resident\_\_\_\_\_Date\_\_\_\_\_

Resident\_\_\_\_\_Date\_\_\_\_\_

**RecordandCertificationofCommunityServiceand  
SelfSufficiencyActivities**

Resident’sName:\_\_\_\_\_

Address:\_\_\_\_\_

**YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY**

SSNumber:\_\_\_\_\_

Dateof Activity	TypeofActivi tyor Program	Number ofHours	NameofCompanyor Organization	SignatureofSupervising Official
TotalHoursShouldEqual96				

**YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY  
PET OWNERSHIP POLICY  
FOR FAMILY DEVELOPMENTS**

The following rules shall apply for the keeping of pets by Residents living in the units operated by YMHA. These rules do not apply to service or companion animals verified to be needed by a person with a documented disability.

**A. PET RULES**

1. Common household pets as authorized by this policy means a domesticated animal, such as a cat, dog, fish, bird, gerbil, hamster and guinea pig. Reptiles of any kind, with the exception of small turtles, as well as mice and rats are prohibited. These definitions do not include any wild animals, birds or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or dog. The animal's weight shall not exceed 20 pounds. The animal's height shall not exceed 12 inches at the shoulders. Such limitations do not apply to a service animal used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the appropriate city or as required. The pet owner must show YMHA proof of rabies and distemper booster inoculations, a statement from a licensed veterinarian as to the overall health of the dog or cat and licensing annually. The pet owner must also carry renter's liability or other form of liability insurance, which covers household pets.
5. No pet owners shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owners shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, residents must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. The pet owners shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owners shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.

8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bull, chow, rottweiler, doberman, German shepherd). If the pet owner declines or delays to remove such a pet, the Authority shall do so, in order to safeguard the health and welfare of the residents.
10. No pet owners shall permit this or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The term "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching or chirping. If the pet owner declines or refuses to remove the pet from the premises, the Authority shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once a year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owners shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the Authority.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. Authority staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The Authority shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a non-refundable pet fee of \$100.00 times the number of bedrooms in his/her unit for the current pet. If at any time in the future the pet is replaced, another one-time fee will be charged for that animal. This fee will be used to pay reasonable expenses directly attributable to the presence of the pet in the complex, including but not limited to, the cost of repairs and replacement to, and fumigation of, the apartment.

17. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such act shall constitute having a pet without permission of the Authority.
18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from Authority premises.
19. If a resident, including a pet owner, breaches any of the rules set forth above, the Authority may revoke the pet permit and evict the resident or pet owner.

## **B. NOTICE OF PET RULE VIOLATION**

1. When the Authority determines on the basis of objective facts supported by written statements, that a pet owner has violated one or more of these rules governing the owning or keeping of pets, the Authority will:
  - (a) Serve a notice of the pet rule violation on the owner by sending a letter by first class mail, properly stamped and addressed to the resident at the leased dwelling unit, with a proper return address, or
  - (b) serve a copy of the notice on any adult answering the door at the resident's leased dwelling unit, or if no adult responds, by placing the notice under or through the door, if possible, or else by attaching the notice to the door.
2. The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
3. The notice must state that the pet owner has ten (10) days from the effective date of service of notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation, (the effective date of service is that day that the notice is delivered or mailed, or in the case of service by posting, on the day that the notice was initially posted).
4. The notice must state that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
5. The notice must state that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's lease.

## **C. PET RULE VIOLATION MEETING**

1. If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Authority shall establish a mutually agreeable time and place for the meeting to be held within fifteen (15) days from the effective date of service of the notice of pet rule violation (unless the Authority agrees to a later date).

2. The Authority and the pet owner shall discuss any alleged pet rule violation and attempt to correct it and reach an agreeable understanding.
3. The Authority may, as a result of the meeting, give the pet owner additional time to correct the violation.
4. Whatever decision or agreements, if any, are made will be reduced to writing, signed by both parties, with one copy for the pet owner and one copy placed in the resident's file.

#### **D. NOTICE OF PET REMOVAL**

1. If the pet owner and the Authority are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Authority determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose, then the Authority will require the pet owner to remove the pet.
2. The notice to remove a pet will contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated and a statement that the pet owner must remove the pet within ten (10) days of the effective date of service of notice.
3. The notice will also state that failure to remove the pet may result in initiation of procedures to terminate the pet owner's residency.

#### **E. INITIATION OF PROCEDURE TO TERMINATE PET OWNER'S RESIDENCY**

1. The Authority will not initiate procedure to terminate a pet owner's residency based on a pet rule violation unless:
  - (a) The pet owner has failed to remove the pet or correct the pet rule violation within the applicable time periods specified;
  - (b) The pet rule violation is sufficient to begin procedures to terminate the pet owner's residency under the terms of the lease and application regulations;
  - (c) Provisions of Resident's Lease, Section XIV: Termination of Lease will apply in all cases.

#### **F. PROTECTION OF THE PET**

1. If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Authority may:
  - (a) Contact the responsible party or parties listed in the registration form and ask that they assume responsibility for the pet;
  - (b) If the responsible party or parties are unwilling or unable to care for the pet, the Authority may contact the appropriate State or Local Authority and request the removal of the pet;
  - (c) If the Authority is unable to contact the responsible party or parties despite reasonable efforts, action as outlined in F1(b) above will be followed; and



- (d) If none of the above actions reap results, the Authority may enter the pet owner's unit, remove the pet and place the pet in a facility that will provide care and shelter until the pet owner or a representative of the pet owner is able to assume responsibility for the pet, but not longer than thirty (30) days. The cost of the animal care facility provided under this section shall be borne by the pet owner.

#### **G. NUISANCE OR THREAT TO HEALTH OR SAFETY**

Nothing in this policy prohibits the Authority or the appropriate city authority from requiring the removal of any pet from the Authority property. If the pet's conduct or condition is duly determined to constitute, under the provisions of State or local law, a nuisance or a threat to the health or safety or other occupants of the Authority property or of the other person in the community where the project is located.

#### **H. APPLICATION OF RULES**

1. Pet owners will be responsible and liable for an injury and all bodily harm to other residents or individuals. Destruction of personal property belonging to others caused by owner's pet will be the moral and financial obligation of the pet owner.
2. All pet rules apply to resident and/or resident's guests.

YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY

**PET AGREEMENT**

1. Management considers the keeping of pets a serious responsibility and a risk to each resident in the apartment. If you do not properly control and care for a pet, you will be held liable if it causes any damage or disturbs other residents.
2. Conditional Authorization for Pet. You may keep the pet that is described below in the apartment until Dwelling Lease is terminated. Management may terminate this authorization sooner if your right of occupancy is lawfully terminated or if you or your pet, your guests or any member of your household violate any of the rules contained in the Authority's Pet Policy or this agreement.
3. Pet Fee. The pet fee will be \$100 times the number of bedrooms in your unit for \_\_\_\_\_ your current pet. The pet fee is a one \_\_\_\_\_ -time, non-refundable charge.
  - If, at any time in the future, this pet is replaced by another animal, another one \_\_\_\_\_ -time fee will be charged for the animal.
  - This fee will be used to pay reasonable expenses directly attributable to the presence of the pet in the development, including but not limited to, the cost of repairs and replacement to, and fumigation of, the apartment.
4. Liability Not Limited. The fee under this Pet Agreement does not limit resident's liability for property damages, cleaning, deodorization, defleaing, replacements or personal injuries.
5. Description of Pet. You may keep only one pet as described below. The pet may not exceed twelve (12) inches in height at the shoulders and twenty (20) pounds in adult \_\_\_\_\_ weight. You may not substitute other pets for this one without amending this agreement.

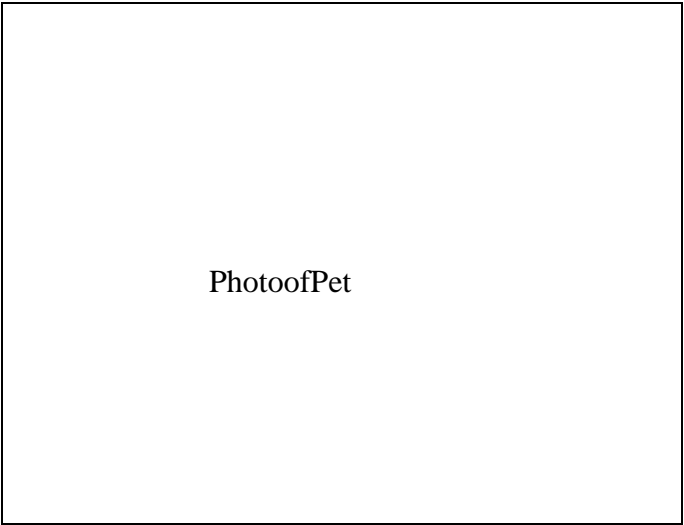
**Pet's Name** \_\_\_\_\_ **Type** \_\_\_\_\_

**Breed** \_\_\_\_\_ **Color** \_\_\_\_\_ **Weight** \_\_\_\_\_ **Age** \_\_\_\_\_

**City of License** \_\_\_\_\_ **License No.** \_\_\_\_\_ **Date of last Rabies shot** \_\_\_\_\_

Name, address and phone number of person able to care for pet in case of resident's permanent or temporary inability to care for animal(s).

**Name** \_\_\_\_\_ **Address** \_\_\_\_\_ **Phone** \_\_\_\_\_



**PET POLICY CERTIFICATION**

I have read and understand the above pet ownership rules and agree to abide by them.

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
YMHA Staff Member's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**NOTE: Certification of licensing and pet inoculation must be updated annually with lease renewal.**

# Youngstown Metropolitan Housing Authority

## Required Attachment OH002g01: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

***Mrs. Frances Gray – Victory Estates***

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

***11-18-98 thru 11-16-03***

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? ***N/A***

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis  
the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: ***11/02***

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

***Mayor of Youngstown -***

# YoungstownMetropolitanHousingAuthority

## RequiredAttachmentOH002h01:MembershipoftheResident AdvisoryBoardorBoards

ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbe  
unreasonablylong,listorganizationsrepresentedor otherwiseprovideadescription  
sufficienttoidentifyhowmembersarechosen.)

⇒ WestlakeTerrace	AliceFreeman
⇒ BrierHillAnnex	Open
⇒ RockfordVillage	Open
⇒ VictoryEstates	FrancesGray
⇒ KirwanHomes	JohnnieM.Smelly
⇒ GutknechtTowers	LawrenceH ollinshead
⇒ AmeidaPlaza	AnnPeaks
⇒ NortonManor	HubertFloyd
⇒ VasuManor	RichardIarussi
⇒ LowellvilleParkApts.	JennieConti
⇒ StruthersManor	SueSticklin
⇒ Section8	KatherineWilliams

ResidentsappointedtotheResidentAdvisoryBoardareelecte dResidentCouncil  
Presidents,ResidentAdvocatesandinterestedresidents.

**Attachment:OH002a01**

**DECONCENTRATIONANDINCOMETARGETINGPOLICY  
FORTHE  
YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY  
YOUNGSTOWN,OHIO**

## **DECONCENTRATION AND INCOME TARGETING POLICY** (of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the "extremely low" income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Youngstown Metropolitan Housing Authority (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

1. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA's policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;

- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

## 2. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, 40% of all new admissions to public housing **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. These selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.



In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

## Summary of Policy or Program Changes for the Upcoming Year Youngstown Metropolitan Housing Authority

(OH002j01)

Listed below are changes made to the Five - Year Plan along with an explanation for those changes:

Last Year's Objective	Change to Objective	Reason
Improve PH management: (PHAS score) – Improve score by 3% each year.	Obtain “High Performer” status by 6/30/04.	More realistic of a goal when close to the required score of 90%.
Develop improved screenings system by 6/30/01.	Delete	Improving resident screening is an on-going process.
Implement public housing site-based waiting lists – Study feasibility by 6/30/02.	Change date to 6/30/03.	More time needed to study feasibility.
Develop written in-house procedures for Section 8 by 6/30/02.	Change date to 6/30/03.	More time required to update all procedures.

**SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**  
**Youngstown Metropolitan Housing Authority**

(OH002k01)

The Youngstown Metropolitan Housing Authority Board of Commissioners adopted a Section 8 Homeownership Policy on February 22, 2001.

YMHA can demonstrate its capacity to administer the program by satisfying the following criteria:

Requiring that financing for purchase of a home under its Section 8 Homeownership Program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Annual Statement/Performance  
And Evaluation Report  
Part I: Summary  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

HA Name: Youngstown Metropolitan Housing Authority

Comprehensive Grant  
#OH12P00270899

FFY of Grant Approval: 1999

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 6 Performance & Evaluation Report for Program Year Ending \_\_\_\_\_ Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CGP Funds	-0-	-0-	-0-	-0-
2	1406 Operations (May not exceed 10% of line 19)	-0-	-0-	-0-	-0-
3	1408 Management Improvements	160,000	199,631.10	199,631.10	198,462.82
4	1410 Administration	268,147.28	440,738.40	440,738.40	440,738.40
5	1411 Audit	1,000	1,000	1,000	1,000
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	110,000	252,949.01	252,949.01	211,961.49
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	790,000	410,723.92	410,723.92	183,728.90
10	1460 Dwelling Structure	2,555,646	2,934,762.10	2,934,762.10	2,226,045.31
11	1465.1 Dwelling Equipment-Nonexpendable	30,000	30,000	30,000	29,967.90
12	1470 Nondwelling Structures	20,000	17,580	17,580	-0-
13	1475 Nondwelling Equipment	120,000	119,999.47	119,999.47	108,216.15
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
17	1498 Mod Used for Development	-0-	-0-	-0-	-0-
18	1502 Contingency (may not exceed 8% of line	352,590.72	-0-	-0-	-0-
19	Amount of Annual Grant (Sum of lines 2-18)	\$4,407,384	4,407,384	4,407,384	3,400,120.97
20	Amount of line 16 Related LBP Activities	20,000			
21	Amount of line 16 Related to Section 504	-0-			
22	Amount of line 16 Related to Security	220,000			
23	Amount of line 16 Related to Energy Conservation	-0-			

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date  
X

**AnnualStatement/  
Performance and Evaluation  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian  
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH2-001 Westlake Terrace	Site (landscaping, concrete, tree removal, fencing, security lighting, play area, drains)	1450	LOT	150,000	89,236.75	89,236.75	5,587	
	Exterior-Roof (replace with shingles,canopies, frontage)	1460	LOT	150,000	62,912	62,912	7,090.00	Work in progress.
	HVAC (balance, upgrade, boiler plant)	1460	LOT	5,000		5,000		
	Interior (paint, electrical, cabinet repair, replace carpet, bathrooms)	1460	LOT	5,000		5,000		
	Demolition	1450	LOT	200,000	-0-			Work item deleted.
	Doors (repair/replace)	1460	LOT	10,000		10,000		
	---OH12P002001 Subtotal---							
OH2-003 Kimmel Brook	Demolition	1460	LOT	50,000	137,088	137,088	116,570.00	Work in progress.
	---OH12P002003 Subtotal---							
OH2-004 Kirwan Homes	Site Work (fencing, landscaping, drains, etc.)	1450	LOT	20,000	3,000	3,000.00	1,270.00	
	Exterior (paint tile)	1460	LOT	10,000	-0-			
	Comprehensive Modernization	1460	LOT	-0-	339,944.82	339,944.82	339,944.82	Work complete.
	---OH12P002004 Subtotal---							
OH2-005 P.L. Strait Homes (2-5E,2-5F)	Site 2-5E (drains, concrete, playgrounds, landscaping, clothes line poles.)	1450	LOT	120,000	95,000	95,000	12,755.00	Work in progress..
	Site 2-5F (drains, concrete, fencing, playground, landscaping, lighting, etc.)	1450	LOT	30,000	28,995.27	28,995.27	4,724.00	Work in progress.
	Security 2-5E(security system, addtl site/security lighting)	1450	LOT	80,000	87,945.90	87,945.90	87,945.90	Work complete.
	Window/Door/Screens 2-5F (repair/replace)	1460	LOT	40,000	-0-			

(1) to be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**AnnualStatement/  
Performance and Evaluation  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian  
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH2-005 contd.	Modernization 2-5F ( unit conversions)	1460	LOT	50,000	91,004.73	91,004.73	1,004.73	
	2-5E Laundry facility	1470	LOT	20,000	17,580	17,580		
	---OH12P002005 Subtotal---							
OH2-006 Vasu Manor	Plumbing (repairs)	1460	LOT	20,000	9,575	9,575		
	HVAC (ventillation, air conditioning, etc.)	1460	LOT	40,000	76,000	76,000	76,000.00	Work complete.
	Sidewalk replacement	1450	LOT	0	9,825	9,825	9,825	Work complete.
	OH12P002006 Subtotal							
OH2-008 Norton Manor	Security (lighting, cameras, security systems)	1450	LOT	30,000	-0-			
						20,000.00	18,656.85	Work in progress
	Plumbing (repair/replace lines, shut off valves, drains, toilet & tub)	1460	LOT	20,000				
	HVAC (ventilation, air conditioning, etc.)	1460	LOT	30,000	90,144	90,144.00	90,144.00	Work in progress.
	Site (landscaping, lighting & drains,etc.)	1450	LOT	10,000	30,730	30,730.00	30,730.00	Work complete.
	---OH12P002008 Subtotal---							
OH2-009 Gutknecht Tower	Site (property acquisition, parking, asphalt, etc.)	1450	LOT	60,000	-0-			
	Security (security system, site/security lighting, cameras, etc.	1450	LOT	30,000	-0-			
	Plumbing (repairs, shut off valves, etc.)	1460	LOT	20,000	-0-			
	HVAC (ventilation, air conditioning, etc.)	1460	LOT	30,000	233,089.15	233,089.15	233,089.15	Work complete.
	New Roofs	1460	LOT	-0-	135,768.66	135,768.66	134,890.00	Work in progress.
	---OH12P002009 Subtotal---							

(1) to be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/  
Performance and Evaluation  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian  
Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH2-11 Struthers Manor	Site (landscaping, driveway repairs, patio area)	1450	LOT	10,000		10,000	2,250.00	
	HVAC (ventilation, a/c, etc.)	1460	LOT	-0-	23,468.75	23,468.75	23,468.75	Work complete.
	---OH12P002011 Subtotal---	\$33,000						
OH 2-012 CA Amedia Plaza	Comprehensive Modernization	1460	LOT	1,885,646	1,511,191.49	1,511,191.49	1,168,808.51	Work in progress.
	---OH12P002012 Subtotal---	\$1,427,090.74						
OH2-014 Scattered Sites/Sub Rehab	Site improvements (landscaping, concrete, lighting, etc.)	1450	LOT	30,000		30,000	2,651.00	Work in progress
	Lead-based paint abatement	1460	LOT	20,000		20,000	1,803.00	Work in progress.
	Interior (heating, plumbing, electrical, paint, tile, kitchen)	1460	LOT	150,000				
	---OH12P002014 Subtotal---	\$ 200,000						
HA-WIDE Management Improvements	Computers/software	1408	LOT	40,000	74,470.10	74,470.10	73,301.82	Work in progress.
	Resident Initiatives	1408	LOT	30,000	82,573.59	82,573.59	82,573.59	Work complete.
	Training (management/employee)	1408	LOT	10,000		10,000	10,000.00	Work complete.
	Security/Law Enforcement	1408	LOT	80,000	32,587.41	32,587.41	32,587.41	Work complete.
	---Management Subtotal---	\$ 145,000						
Nontechnical Salaries	Salaries and Fringes	1410.1	LOT	238,147.28	415,031.91	415,031.91	415,031.91	Work complete.
	Cost Allocation Plan	1410.1	LOT	30,000	-0-	-0-	7,040.66	
	Legal Expense	1410.4	LOT	-0-	-0-	-0-		Move expense to 1430.
	Sundry	1410.9	LOT	-0-	18,665.83	18,665.83	18,655.83	Work complete.
CGP Audit Cost	---Nontechnical Subtotal---	\$440,738.40						
	Audit Costs	1411	LOT	1,000		1,000.00	1,000.00	Work in progress.
	---CGP Audit Subtotal---	\$ 1,000						

**AnnualStatement/  
Performance and Evaluation  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
And Urban Development  
Office of Public and Indian  
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Architect & Engineering Fees	A&E Fees	1430.1	LOT	110,000	170,250.80	170,250.80	129,263.28	In progress.
	Consultant Fees/Legal	1430.2	LOT	-0-	82,698.21	82,698.21	82,698.21	Legal moved here. Work complete.
	---Architectural Subtotal---	\$317,069.29						
Site Improvement	Site Improvements - Emergency site repairs	1450	LOT	20,000	25,991.00	25,991.00	25,991.00	Work in progress.
	---Site Improve. Subtotal---	\$20,000.00						
Dwelling Structures	Dwelling Structures - Emergency repairs	1460	LOT	\$20,000	14,575.50	14,575.50	14,575.50	Work complete.
	---Dwelling Structures Emerg.-- -	\$20,000.00						
Dwelling Equipment- Nonexpend	Appliances (refrigerators, stoves)	1465.1	LOT	30,000		30,000.00	29,967.90	Work in progress.
	---Dwelling Equip. Subtotal---	\$30,000.00						
Nondwelling Equipt. - Furniture & Equipt.	Office Equipment	1475.1	LOT	20,000		20,000	15,014.39	In progress.
	---Nondwelling Subtotal---	\$20,000.00						
Nondwelling Equipt. - Maintenance Equipt.	Maintenance equipment (graffiti remover, mowers, etc.)	1475.2	LOT	40,000		40,000	33,202.29	Work in progress.
	---Nondwelling Subtotal---	\$40,000.00						
Nondwelling Equipt. - Automotive	Vehicles (trucks, tractors, cars)	1475.5	LOT	60,000	59,999.47	59,999.47	59,999.47	Work complete.
	---Nondwelling Subtotal---	\$60,000.00						
Contingency Account	Contingency Account	1502	LOT	352,590.72	-0-	-0-	-0-	
	---CGP Contingency Subtotal---	\$ 740.75						
	--- HA-Wide Subtotal ---	\$1,096,548.44						
	GRAND TOTAL	\$4,407,384.00						



**AnnualStatement/  
Performance and Evaluation  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian  
Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH 2-001 Westlake Terrace	09/30/2001			09/30/2002			
OH 2-004 Kirwan Homes	09/30/2001			09/30/2002			
OH 2-005 P.L. Strait Homes (2-5E, 2-5F)	09/30/2001			09/30/2002			
OH 2-006 Vasu Manor	09/30/2001			09/30/2002			
OH 2-008 Norton Manor	09/30/2001			09/30/2002			
OH 2-009 Gutknecht Towers	09/30/2001			09/30/2002			
OH 2-011 Struthers Manor	09/30/2001			09/30/2002			
OH 2-012 Amedia Plaza	09/30/2001			09/30/2002			
OH 2-014 Scattered Sites/Sub Rehab	09/30/2001			09/30/2002			
HA WIDE							
Computers/software	09/30/2001			09/30/2002			
Office Equipment	09/30/2001			09/30/2002			
Vehicles (trucks, tractors, cars)	09/30/2001			09/30/2002			
Maintenance equipment (graffiti remover, mowers, etc.)	09/30/2001			09/30/2002			
Appliances (refrigerators, stoves)	09/30/2001			09/30/2002			
Audit Costs	09/30/2001			09/30/2002			
Resident Initiatives	09/30/2001			09/30/2002			
Contingency Account	09/30/2001			09/30/2002			
Operations	09/30/2001			09/30/2002			
Training (management/employee)	09/30/2001			09/30/2002			
Security/Law Enforcement	09/30/2001			09/30/2002			
Marketing	09/30/2001			09/30/2002			

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date



AnnualStatement/  
PerformanceandEvaluationReport  
PartI: Summary  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.3/31/2002)

HName		ComprehensiveGrantNumber	FFYofGrantApproval
YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY		OH12P00250100	2000
<input checked="" type="checkbox"/> OriginalAnnualStatement	<input checked="" type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber	<input type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding_____ 2001

FinalPerformanceandEvaluationReportforProgramYearEnding\_ 6/30/2001

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost(2)	
		Original	Revised(1)	Obligated	Expended
1	TotalNon-CGPFunds				
2	1406OperatingExpenses(maynotexceed10%offline20)	198,029.00	198,029.00	198,029.00	88,932.38
3	1408ManagementImprovements	240,482.00	263,243.94	223,312.70	150,900.80
4	1410Administration	180,000.00	258,000.00	258,000.00	231,504.09
5	1411Audit	1,000.00	1,000.00	1,000.00	0
6	1415LiquidatedDamages	0.00	0.00	0.00	0.00
7	1430FeesandCosts	90,000.00	145,371.56	145,371.56	95,399.87
8	1440SiteAcquisition	0.00	0.00	0.00	0
9	1450SiteImprovement	561,745.00	585,755.00	119,010.00	64,810.00
10	1460DwellingStructures	2,205,646.00	2,210,648.00	1,195,476.72	771,389.80
11	1465.1DwellingEquipment-Nonexpendable	50,000.00	50,000.00	43,000.00	5,871.44
12	1470NondwellingStructures	0.00	0.00	0.00	0
13	1475NondwellingEquipment	120,000.00	251,975.50	216,976.00	158,004.71
14	1485Demolition	0.00	0.00	0.00	0
15	1490ReplacementReserve	0.00	0.00	0.00	0
16	1492MovingtoWorkDemonstration	0.00	0.00	0.00	0
17	1495.1RelocationCosts	0.00	0.00	0.00	0
18	1499Development			0.00	0
19	1502Contingency(maynotexceed8%offline20)	317,121.00	0.00	0.00	0.00
20	AmountofAnnualGrant(sumsofines2-19)	3,964,023.00	3,964,023.00	2,400,175.98	1,566,813.09
21	Amountoffline20RelatedtoLBPAactivities	50,000.00			
22	AmountofLine20RelatedtoSection504Compliance	0.00			
23	AmountofLine20RelatedtoSecurity	180,000.00			
24	AmountofLine20RelatedtoEnergyConservationMeasures	0.00			

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement	loccs10/10/01	(2)TobecompletedforthePerformanceandEvaluationReport
SignatureofExecutiveDirectorandDate		SignatureofPublicHousingDirector
X		X

# Annual Statement/Performance and Evaluation Report

Part II: Supporting Pages  
Capital Fund Program (CFP)

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Youngstown Metropolitan Housing Authority

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>OH2-001 Westlake Terrace Homes</b>	Site (landscaping, concrete, play area, drains, fencing, security lighting, tree)	1450	LOT	100,000.00		0.00		
	Security (crawl space doors, board-ups, cameras, etc.)	1450	LOT	50,000.00		50,000.00		
	Exterior-Roof (replace with shingles, canopies, frontage)	1460	LOT	223,000.00		0.00		
	Doors (repair/replace)	1460	LOT	100,000.00				
	HVAC (balance; upgrade; boiler plant)	1460	LOT	50,000.00		0.00		
	Interior (paint, electrical, cabinet repair, replace carpet, bathrooms)	1460	LOT	20,000.00		0.00		
	Exterior (porches, masonry, paint, etc.)	1460	LOT	100,000.00		50,000.00		
			<b>Subtotal</b>	<b>643,000.00</b>		0.00		
<b>OH2-005 P.L. Strait Homes (2-5E, 2-5F)</b>	Site 2-5E (drains, concrete, playgrounds, landscaping clothesline poles)	1450	LOT	100,000.00		0.00		
	Site 2-5F (drains, concrete, playgrounds, landscaping clothesline poles)	1450	LOT	66,745.00		0.00		
	Security 2-5E (security system, additional site/ security lighting)	1450	LOT	30,000.00		0.00		
	Exterior 2-5E (roof replacement, gutters, doors, paint, etc.)	1460	LOT	100,000.00		25,000.00	15,959.60	work in progress
1) To be completed for Performance and Evaluation Report or a Revised Annual Statement				2) To be completed for the Performance and Evaluation Report.				
Signature of Executive Director and Date				Signature of Public Housing Director/Office and Date				

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-005cont'd	Interior2-5E(paintandpatch)	1460	LOT	100,000.00		0.00		
	Interior2-5F(fixtures,paint,patch)	1460	LOT	50,000.00		20,000.00		wkinprogress
	Interior2-5F(unitconversions,painting,etc.)	1460	LOT	100,000.00		92,828.72	256.00	wkinprogress
	<b>OH12P002005SUBTOTAL</b>			<b>546,745.00</b>				
OH2-006 VASUMANOR	Interior(elevators,cabinets,countertops,painting,floor coverings,lobbyfurniture,laundry,etc.)	1460	LOT	20,000.00		0.00		
	Plumbing(repairs)	1460	LOT	20,000.00		0.00		
	<b>OH12P002006SUBTOTAL</b>			<b>40,000.00</b>				
OH2-008 NORTONMANOR	Site(landscaping,lighting,drains,etc.)	1450	LOT	25,000.00		25,000.00	20,800.00	inprogress
	Security(lighting)	1450	LOT	20,000.00				
	Plumbing(repair/replacelines,shut-offvalves,drains toiletandtubs)	1460	LOT	40,000.00		0.00		
	HVAC(ventilation,airconditioning,etc.)	1460	LOT	50,000.00		10,000.00		
	Interior(elevatorupgrade,tilecountertops,floor covering,lobbyfurniture,laundryfacilities)	1460	LOT	10,000.00		10,000.00		
	<b>OH12P002008SUBTOTAL</b>			<b>145,000.00</b>				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement	2)TobecompletedforthePerformanceandEvaluationReport.
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirectorandDate

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-009 Gutknecht Tower	Exterior(renovateporches,roofs,concreterepair)	1460	LOT	10,000.00		10,000.00		wkinprogress
	Elevator(upgrade)	1460	LOT	30,000.00		0.00		
	Interior(cabinets,countertops,painting,floor coverings,lobbyfurniture,laundryfacility)	1460	LOT	50,000.00		40,000.00		wkinprogress
	OH12P002009SUBTOTAL			90,000.00				
OH2-011 StruthersManor	Interior(elevatorlobbyupgrade)	1460	LOT	5,000.00	10,000.00	10,000.00		5000fromcontingency
	OH12P002011SUBTOTAL			5,000.00				
OH2-012 C.A.Amedia Plaza	ComprehensiveModernization	1460	LOT	862,646.00	867,648.00	867,648.00	755,174.20	77481fromcontingency 25163.Fromcontingency
	OH12P002012SUBTOTAL			862,646.00				
OH2-014 ScatteredSites SubRehab	Siteimprovements(landscaping,concrete, lighting,etc.)	1450	LOT	150,000.00		0.00		
	Leadbasedpaintabatement	1460	LOT	50,000.00		50,000.00		wkinprogress
	Exterior(roofing/siding)	1460	LOT	120,000.00	115,000.00	0.00		5,000toamedia
	Interior(heating,plumbing,electrical,paint,tile, kitchen)	1460	LOT	75,000.00		0.00		
	OH12P002014SUBTOTAL			395,000.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement	2)TobecompletedforthePerformanceandEvaluationReport.
SignatureofExecutiveDirectorandDate	SignatureofPublicHousingDirectorandDate

# Annual Statement/Performance and Evaluation Report

Part II: Supporting Pages  
Capital Fund Program (CFP)

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Youngstown Metropolitan Housing Authority

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>HA-WIDE OPERATIONS</b>	Operations	1406		198,029.00		198,029.00	88,932.38	wkinprogress
	<b>OPERATIONSSUBTOTAL</b>			<b>198,029.00</b>				
<b>MANAGEMENT IMPROVEMENTS</b>	Computers/software	1408	LOT	110,482.00	108,322.00	90,000.00	51,077.95	wkinprogress 2160totraining
	Resident Initiatives	1408	LOT	30,000.00	82,761.94	82,761.94	75,078.14	wkinprogress 30000fromsecurity 20761.94fromcontingency
	Training (management/employee)	1408	LOT	20,000.00	45,550.76	45,550.76	24,526.31	wkinprogress 2160fromcomputers 30000fromsecurity
	Security/Law Enforcement	1408	LOT	80,000.00	26,609.24	5,000.00	218.40	30000toresidentinitatives 3390.76totrainin ,20000totraining
	<b>MANAGEMENTSUBTOTAL</b>			<b>240,482.00</b>				
<b>Nontechnical Salaries</b>	Salaries and Fringes	1410.1	LOT	150,000.00	251,044.47	251,044.47	229,384.05	wkinprogress 21,009.43 from cost allocation 82035.04 from contingency
	Cost Allocation Plan	1410	LOT	30,000.00	6,955.53	6,955.53	2,120.04	wkinprogress
	<b>NONTECHNICALSUBTOTAL</b>			<b>180,000.00</b>				
<b>CGP Audit Cost</b>	Audit Costs	1411	LOT	1,000.00		1,000.00		inprogress
	<b>CGPAUDITCOSTSUBTOTAL</b>			<b>1,000.00</b>				
<b>Architectural &amp; Engineering Fees</b>	A&E Fees	1430.1	LOT	90,000.00	145,371.56	145,371.56	95,399.87	46586.56 from cc ontigency 8785 from contingency
	<b>ARCHITECTURALSUBTOTAL</b>			<b>90,000.00</b>				
<b>Site Improvements</b>	Site Improvements-emergency site repairs	1450	LOT	20,000.00	44,010.00	44,010.00	44,010.00	24010 from contingency wk complete
	<b>SITEIMPROVEMENTSSUBTOTAL</b>			<b>20,000.00</b>				

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director and Date

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DwellingStructures	DwellingStructures-EmergencyRepairs	1460	LOT	20,000.00		10,000.00		
	DWELLINGSTRUCTURESSUBTOTAL			20,000.00				
Dwelling Equipment Nonexpendable	Appliances(refrigerators,stoves)	1465.1	LOT	50,000.00		43,000.00	5,871.44	wkinprogress
	DWELLINGEQUIPMENTSUBTOTAL			50,000.00				
Nondwelling Equipment- Furniture&Equip.	Officeequipment	1475.1	LOT	30,000.00	132,615.50	132,615.50	78,644.21	wkinprograss 749.50fromvechicles 102615.From2-12renovation
	NONDWELLINGSUBTOTAL			30,000.00				
Nondwelling Equipment- MaintenanceEquip.	Maintenanceequipment(graftitiremovers,mowers, etc.)	1475.2	LOT	40,000.00		5,000.00	0.00	wkinprogress
	NONDWELLINGSUBTOTAL			40,000.00				
Nondwelling Equipment Automotive	Vehicles(trucks,tractors,cars,etc.)	1475.7	LOT	50,000.00	79,360.00	79,360.50	79,360.50	29360fromcontingency wkcomplete 749.50toofficeequipment
	NONDWELLINGSUBTOTAL			50,000.00				
CGP Contingency Account	ContingencyAccount	1502		317,121.00	0.00	0.00	0.00	5000.To2-11 45271.56toA&Efee 29360.Tovechicles 24010toemergencysiterepair 20761.94toresidentintinitatives 82035.04tosalaries
	CGPCONTINGENCYSUBTOTAL			317,121.00				
	HA-WIDESUBTOTAL			1,236,632.00				
	GRANDTOTAL			3,964,023.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement

2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectorandDate

1378.22toA&Efee  
8785.ToA&Efee  
25136.50fromcontingencyto2-12renov.F  
77481.To2-12renovation



Annual Statement/Performance  
and Evaluation Report  
**Part III: Implementation Schedule**  
Capital Fund Program (CFP)

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

Youngstown Metropolitan Housing Authority

Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
H/A-Wide Activities	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH2-001 Westlake Terrace	6/30/2003			6/30/2004			
OH2-003 Kimmel Brook	6/30/2003			6/30/2004			
OH2-004 Kirwan Homes	6/30/2003			6/30/2004			
OH2-005 P.L. Strait Homes	6/30/2003			6/30/2004			
(2-5E&2-5F)	6/30/2003			6/30/2004			
OH2-006 Vasu Manor	6/30/2003			6/30/2004			
OH2-008 Norton Manor	6/30/2003			6/30/2004			
OH2-009 Gutknecht Tower	6/30/2003			6/30/2004			
OH2-011 Struthers Manor	6/30/2003			6/30/2004			
OH2-012 Amedia Plaza	6/30/2003			6/30/2004			
OH2-014 Scattered Sites/ Sub Rehab	6/30/2003			6/30/2004			
-----HAWide-----	6/30/2003			6/30/2004			
Computers/software	6/30/2003			6/30/2004			
Office Equipment	6/30/2003			6/30/2004			
Vehicles	6/30/2003			6/30/2004			
Maintenance Equipment	6/30/2003			6/30/2004			
Appliances	6/30/2003			6/30/2004			
Audit Costs	6/30/2003			6/30/2004			
Resident Initiative	6/30/2003			6/30/2004			
Contingency	6/30/2003			6/30/2004			
Operations	6/30/2003			6/30/2004			
Training	6/30/2003			6/30/2004			
Security/Law Enforcement	6/30/2003			6/30/2004			
Emergency Site Improve.	6/30/2003			6/30/2004			
Emergency Dwell. Struct.	6/30/2003			6/30/2004			
	6/30/2003						

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date (mm/dd/yyyy)	2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director and Date (mm/dd/yyyy)
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AnnualStatement/  
PerformanceandEvaluationReport  
PartI: Summary  
CapitalFundProgram(CFP) #2

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.3/31/2002)

HName		ComprehensiveGrantNumber	FFYofGrantApproval
YOUNGSTOWNMETROPOLITANHOUSINGAUTHORITY		OH12P00250101	2001
<input checked="" type="checkbox"/> OriginalAnnualStatement	<input checked="" type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber	
<input checked="" type="checkbox"/> FinalPerformanceandEvaluationReportforProgramYearEnding		2 <input type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding	

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost(2)	
		Original	Revised(1)	Obligated	Expended
1	TotalNon-CGPFunds				
2	1406OperatingExpenses(maynotexceed10%offline20)	250,000.00	150,000.00	90,000.00	
3	1408ManagementImprovements	320,000.00	220,000.00	40,000.00	
4	1410Administration	230,000.00	230,000.00	160,000.00	128,215.12
5	1411Audit	1,000.00	1,000.00	0.00	
6	1415LiquidatedDamages	0.00		0.00	
7	1430FeesandCosts	150,000.00	223,362.00	223,362.00	5,360.00
8	1440SiteAcquisition	0.00	923,822.00	0.00	
9	1450SiteImprovement	485,000.00	315,000.00	75,000.00	
10	1460DwellingStructures	1,775,000.00	1,343,178.00	272,000.00	6,063.34
11	1465.1DwellingEquipment-Nonexpendable	40,000.00	40,000.00	30,000.00	16,499.95
12	1470NondwellingStructures	50,000.00	50,000.00	10,000.00	
13	1475NondwellingEquipment	230,000.00	247,000.00	222,000.00	17,758.55
14	1485Demolition	0.00		0.00	
15	1490ReplacementReserve	0.00		0.00	
16	1492MovingtoWorkDemonstration	0.00		0.00	
17	1495.1RelocationCosts	0.00		0.00	
18	1499Development	300,000.00	310,000.00	0.00	21,329.95
19	1502Contingency(maynotexceed8%offline20)	222,362.00	0.00	0 0.00	0.00
20	AmountofAnnualGrant(sumsofines2-19)	4,053,362.00	4,053,362.00	1,122,362.00	195,226.91
21	Amountoffline20RelatedtoLBPAactivities	150,000.00			
22	AmountofLine20RelatedtoSection504Compliance	0.00			
23	AmountofLine20RelatedtoSecurity	150,000.00			
24	AmountofLine20RelatedtoEnergyConservationMeasures	0.00			

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement		(2)TobecompletedforthePerformanceandEvaluationReport	
SignatureofExecutiveDirectorandDate		SignatureofPublicHousingDirector	
X		X	

# Annual Statement/Performance and Evaluation Report

Part II: Supporting Pages  
Capital Fund Program (CFP)

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Youngstown Metropolitan Housing Authority

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>OH2-001 Westlake Terrace Homes</b>	Site (landscaping, concrete, play area, drains, fencing, security lighting, tree)	1450	LOT	50,000.00	25,000.00	5,000.00		in progress
	Security (crawl space doors, board-ups, cameras, etc.)	1450	LOT	40,000.00	20,000.00	5,000.00		in progress
	Exterior-Roof (replace with shingles, canopies, frontage)	1460	LOT	400,000.00	211,178.00	50,000.00		in progress
	HVAC (balance; upgrade; boiler plant)	1460	LOT	40,000.00		10,000.00		in progress
	Interior (paint, electrical, cabinet repair, replace carpet, bathrooms)	1460	LOT	40,000.00		10,000.00		in progress
	Exterior (porches, masonry, paint, etc.)	1460	LOT	200,000.00		10,000.00		in progress
			<b>Subtotal</b>	<b>770,000.00</b>				
<b>Kimmelbrook Homes OH2-003</b>	Development (activity center)	1499	LOT	300,000.00	310,000.00	300,000.00	21,329.95	in progress
	Landscape	1450	LOT	10,000.00		10,000.00		
	<b>OH12P002003 SUBTOTAL</b>		<b>Subtotal</b>	<b>310,000.00</b>				
<b>OH2-04 Kirwan Homes</b>	Exterior (upgrades)	1460	LOT	10,000.00		5,000.00		in progress
	Site (landscaping)	1450	LOT	10,000.00		5,000.00		in progress
			<b>Subtotal</b>	<b>20,000.00</b>				
<b>OH2-005 P.L. Strait Homes (2-5E, 2-5F)</b>	Site 2-5E (drains, concrete, playgrounds, landscaping clothesline poles)	1450	LOT	100,000.00	50,000.00			
	Site 2-5F (drains, concrete, playgrounds, landscaping clothesline poles)	1450	LOT	100,000.00	50,000.00	5,000.00		in progress
	Security 2-5E (security system, additional site/ security lighting)	1450	LOT	30,000.00		5,000.00		in progress
	Exterior 2-5E (roof replacement, gutters, doors, paint, etc.)	1460	LOT	100,000.00		10,000.00		in progress
	Exterior 2-5F (roofs, doors, windows)	1460	LOT	100,000.00	50,000.00	10,000.00		in progress

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office and Date

AnnualStatement/Performance  
andEvaluationReport

PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-005cont'd	Interior2-5E(paintandpatch)	1460	LOT	40,000.00	20,000.00			
	Interior2-5F(fixtures,paint,patch)	1460	LOT	50,000.00				
	Interior2-5F(unitconversions,painting,etc.)	1460	LOT	100,000.00	0.00			
	Maintenanceoffice(upgrade)	1470	LOT	50,000.00		10,000.00		inprogress
	OH12P002005SUBTOTAL			670,000.00				
OH2-006 VASUMANOR	Interior(elevators,cabinets,countertops,painting,floor coverings,lobbyfurniture,laundry,etc.)	1460	LOT	50,000.00				
	Plumbing(repairs)	1460	LOT	20,000.00				
	OH12P002006SUBTOTAL			70,000.00				
OH2-008 NORTONMANOR	Site(landscaping,lighting,drains,etc.)	1450	LOT	10,000.00		5,000.00		inprogress
	Plumbing(repair/replacelines,shut-offvalves,drains toiletandtubs)	1460	LOT	20,000.00		5,000.00		inprogress
	HVAC(ventilation,airconditioning,etc.)	1460	LOT	10,000.00		5,000.00		inprogress
	Interior(elevatorupgrade,tilecountertops,floor covering,lobbyfurniture,laundryfacilities)	1460	LOT	50,000.00	25,000.00	5,000.00		inprogress
	OH12P002008SUBTOTAL			90,000.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement				2)TobecompletedforthePerformanceandEvaluationReport.				
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirectorandDate				

AnnualStatement/Performance  
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PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
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OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH2-009 Gutknecht Tower	Exterior(renovateporches,roofs,concreterepair)	1460	LOT	10,000.00		5,000.00		inprogress
	Elevator(upgrade)	1460	LOT	30,000.00		5,000.00		inprogress
	Interior(cabinets,countertops,painting,floor coverings,lobbyfurniture,laundryfacility)	1460	LOT	50,000.00	25,000.00	5,000.00		inprogress
	Site	1450	LOT	10,000.00		5,000.00		inprogress
	OH12P002009SUBTOTAL			100,000.00				
OH2-011 StruthersManor	Interior(elevatorlobbyupgrade)	1460	LOT	5,000.00		5,000.00		inprogress
	Exterior	1460	LOT	30,000.00				
	Site(parking)	1450	LOT	5,000.00				
	OH12P002011SUBTOTAL			40,000.00				
OH2-012 C.A.Amedia Plaza	Furnishings	1475	LOT	100,000.00	182,000.00	182,000.00		inprogress
	Interior(elevator,lobbybasement)	1460	LOT	50,000.00	127,000.00	127,000.00	6,063.34	20000fromoffice equipment
	OH12P002012SUBTOTAL			150,000.00				
OH2-014 ScatteredSites SubRehab	Siteimprovements(landscaping,concrete, lighting,etc.)	1450	LOT	100,000.00	75,000.00	20,000.00		inprogress
	Leadbasedpaintabatement	1460	LOT	150,000.00		0.00		
	Exterior(roofing/siding)	1460	LOT	100,000.00	50,000.00	0.00		
	Interior(heating,plumbing,electrical,paint,tile, kitchen)	1460	LOT	100,000.00	50,000.00	0.00		
	OH12P002014SUBTOTAL			450,000.00				
	SiteAcquisition	1440	LOT	0.00	475,000.00			

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AnnualStatement/Performance  
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PartII: SupportingPages  
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U.S.DepartmentofHousing  
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OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-WIDE OPERATIONS	Operations	1406		250,000.00	150,000.00	90,000.00		inprogress
	OPERATIONSSUBTOTAL			250,000.00				
MANAGEMENT IMPROVEMENTS	Computers/software	1408	LOT	150,000.00	100,000.00	0.00		
	ResidentInitiatives	1408	LOT	60,000.00		20,000.00		inprogress
	Training(management/employee)	1408	LOT	30,000.00		20,000.00		inprogress
	Security/LawEnforcement	1408	LOT	80,000.00	30,000.00	0.00		
	MANAGEMENTSUBTOTAL			320,000.00				
Nontechnical Salaries	SalariesandFringes	1410.1	LOT	150,000.00		100,000.00	80,926.77	inprogress
	CostAllocationPlan	1410	LOT	80,000.00		60,000.00	47,288.35	inprogress
	NONTECHNICALSUBTOTAL			230,000.00				
CGPAuditCost	AuditCosts	1411	LOT	1,000.00		0.00		
	CGPAUDITCOSTSUBTOTAL			1,000.00				
Architectural &Engineering Fees	A&EFees	1430.1	LOT	150,000.00	223,362.00	223,362.00	5,360.00	inprogress 222362from contingency
	ARCHITECTURALSUBTOTAL			150,000.00				
SiteImprovements	SiteImprovements-emergencysiterepairs	1450	LOT	20,000.00		10,000.00		inprogress
	SITEIMPROVEMENTSSUBTOTAL			20,000.00				
1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement								
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SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirectorandDate				

AnnualStatement/Performance  
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PartII: SupportingPages  
CapitalFundProgram(CFP)

U.S.DepartmentofHousing  
andUrbanDevelopment  
OfficeofPublicandIndianHousing

YoungstownMetropolitanHousingAuthority

Development Number/Name	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	EstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DwellingStructures	DwellingStructures-EmergencyRepairs	1460	LOT	20,000.00		5,000.00		inprogress
	DWELLINGSTRUCTURESSUBTOTAL			20,000.00				
Dwelling Equipment Nonexpendable	Appliances(refrigerators,stoves)	1465.1	LOT	40,000.00		30,000.00	16,499.99	inprogress
	DWELLINGEQUIPMENTSUBTOTAL			40,000.00				
Nondwelling Equipment- Furniture&Equip.	Officeequipment	1475.1	LOT	20,000.00	0.00	0.00	0.00	movedtofurnishings2-12renov. 20000
	NONDWELLINGSUBTOTAL			20,000.00				
Nondwelling Equipment- MaintenanceEquip.	Maintenanceequipment(graftitiremovers,mowers, etc.)	1475.2	LOT	50,000.00	25,000.00	10,000.00		inprogress
	NONDWELLINGSUBTOTAL			50,000.00				
Nondwelling Equipment Automotive	Vehicles(trucks,tractors,cars,etc.)	1475.7	LOT	60,000.00	40,000.00	30,000.00	17,758.55	inprogress
	NONDWELLINGSUBTOTAL			60,000.00				
CGP Contingency Account	ContingencyAccount	1502		222,362.00	0.00	0.00	0.00	inprogress 10000to1499newdevelopment 62000tofurnishings 15000to2-12amedia 62000to2-12(SET) 73362.ToA&Efee's
	CGPCONTINGENCYSUBTOTAL			222,362.00				
	HA-WIDESUBTOTAL			1,383,362.00				
	GRANDTOTAL			4,053,362.00				

1)TobecompletedforPerformanceandEvaluationReportoraRevisedAnnualStatement

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SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectorandDate

Annual Statement/Performance  
and Evaluation Report  
**Part III: Implementation Schedule**  
Capital Fund Program (CFP)

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

Youngstown Metropolitan Housing Authority

Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
H/A-Wide Activities	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH2-001 Westlake Terrace	12/31/2003			6/30/2005			
OH2-003 Kimmel Brook	12/31/2003			6/30/2005			
OH2-004 Kirwan Homes	12/31/2003			6/30/2005			
OH2-005 P.L. Strait Homes (2-5E&2-5F)	12/31/2003			6/30/2005			
OH2-006 Vasu Manor	12/31/2003			6/30/2005			
OH2-008 Norton Manor	12/31/2003			6/30/2005			
OH2-009 Gutknecht Tower	12/31/2003			6/30/2005			
OH2-011 Struthers Manor	12/31/2003			6/30/2005			
OH2-012 Amedia Plaza	12/31/2003			6/30/2005			
OH2-014 Scattered Sites/ Sub Rehab	12/31/2003			6/30/2005			
-----HAWide-----							
Computers/software	12/31/2003			6/30/2005			
Office Equipment	12/31/2003			6/30/2005			
Vehicles	12/31/2003			6/30/2005			
Maintenance Equipment	12/31/2003			6/30/2005			
Appliances	12/31/2003			6/30/2005			
Audit Costs	12/31/2003			6/30/2005			
Resident Initiative	12/31/2003			6/30/2005			
Contingency	12/31/2003			6/30/2005			
Operations	12/31/2003			6/30/2005			
Training	12/31/2003			6/30/2005			
Security/Law Enforcement	12/31/2003			6/30/2005			
Emergency Site Improve.	12/31/2003			6/30/2005			
Emergency Dwell. Struct.	12/31/2003			6/30/2005			
1) To be completed for Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date (mm/dd/yyyy)				2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director and Date (mm/dd/yyyy)			



**Component 10(B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **Nine**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Five**
- c. How many Assessments were conducted for the PHA's covered developments? **Nine**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **None. Voluntary/Required conversion is inappropriate because removal of any one of the development would not meet the necessary conditions as outlined in 24 CFR Part 972.**

Development Name:	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**Component 3, (6) Deconcentration and Income Mixing**

a. ☒ Yes      ☐ No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes      ☒ No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]